



## Lorne Street, Mossley, OL5 0HQ

**Offers over £185,000**

This delightful period two bedroom mid-terraced property is bursting with character and charm, offering an ideal opportunity for first time buyers. Ideally situated in the ever-popular Top Mossley area, the property is perfectly placed for Mossley Train Station, providing links for commuters, as well as being within easy reach of local shops, schools and everyday amenities. For those who enjoy the outdoors, the nearby countryside offers a wealth of scenic walks, trails and green open spaces to explore.

The property is set back from the road and is beautifully presented throughout, creating a ready-to-move-into home. The ground floor comprises a welcoming lounge with a cosy feel, perfect for relaxing evenings, together with a kitchen/diner ideal for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a three-piece bathroom.

Externally, the property boasts a low-maintenance, elevated gravelled forecourt garden to the front, while to the rear is an enclosed tiered garden with a paved patio area, steps leading up to a lawn and gated access to the rear. The outdoor space offers the perfect setting for summer gatherings or simply unwinding while taking in the surroundings.

With its blend of period charm, practical living space and a desirable location close to excellent transport links and scenic countryside, this property makes an ideal first home and is sure to impress on viewing.



## GROUND FLOOR

### Lounge

13'11" x 13'6" (4.24m x 4.11m)

Door to front, double glazed window to front, feature fireplace, radiator, door leading to:

### Kitchen/Diner

11'2" x 13'6" (3.41m x 4.11m)

Fitted with a matching range of base and eye level units with worktop space over, belfast sink with mixer tap, integrated washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

14'0" x 13'6" (4.26m x 4.11m)

Double glazed window to front, radiator.

### Bedroom 2

11'2" x 7'11" (3.40m x 2.41m)

Double glazed window to rear, radiator.

### Bathroom

5'5" x 5'0" (1.65m x 1.52m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Forecourt garden to the front with steps leading up to the property. Enclosed garden to the rear with paved patio and steps leading up to lawn area with gated access to the rear.

## DISCLAIMER

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent

upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 63.6 sq. metres (684.9 sq. feet)

