



## Egmont Street, Mossley, OL5 9NB

**Offers in the region of £170,000**

This beautifully presented two-bedroom mid-terrace home is located in the highly sought-after area of Mossley, offering a perfect mix of charm, comfort, and convenience. Just a short stroll from Mossley train station, the property benefits from excellent transport links for commuters, while also being close to a wide range of local amenities including shops, cafes and schools. The surrounding area is rich in green spaces, with nearby playing fields and stunning countryside walks ideal for outdoor enthusiasts and families alike.

Internally, the property boasts a warm and welcoming entrance vestibule that leads into a characterful and cosy lounge, perfect for relaxing evenings in. The ground floor also features a modern and well-equipped kitchen/diner, offering ample space for cooking and dining with friends or family. A basement cellar provides useful additional storage.

Upstairs, the first floor comprises two generously sized bedrooms, both filled with natural light and offering peaceful retreats. A contemporary bathroom completes this floor.

To the rear of the property, a communal paved patio area provides a low-maintenance outdoor space ideal for morning coffees, alfresco dining, or simply enjoying the fresh air. With its desirable location, tasteful interiors, and access to both urban convenience and rural beauty, this property is ideal for first-time buyers or those looking to downsize.

**\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

13'4" x 13'7" (4.06m x 4.14m)

Double glazed window to front, radiator, door leading to:

### Hall

Stairs leading to first floor, open to:

### Kitchen/Diner

6'9" x 13'7" (2.07m x 4.14m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear, door leading down to:

## BASEMENT

### Cellar

9'7" x 13'7" (2.93m x 4.14m)

Door to storage cupboard.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

10'7" x 13'7" (3.22m x 4.14m)

Double glazed window to front, radiator.

### Bedroom 2

6'11" x 8'5" (2.11m x 2.57m)

Double glazed window to rear, radiator.

### Bathroom

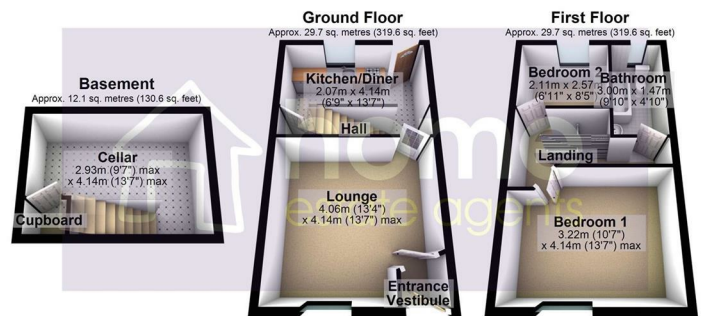
9'10" x 4'10" (3.00m x 1.47m)

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

## OUTSIDE

Communal paved patio area to the rear.

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Total area: approx. 71.5 sq. metres (769.8 sq. feet)

