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Waterton Lane, Mossley, OL5 0NE Offers over £189,950

A beautifully presented two-bedroom mid-terrace property brimming with charm and character, offering the added benefit of a loft room and a versatile stone-built garden room. Perfectly positioned in the ever-popular area of Top Mossley, this attractive home is surrounded by scenic open countryside, providing stunning views and a wealth of walking opportunities right on the doorstep. The property enjoys convenient access to local amenities, well-regarded schools, and excellent transport links, including rail and road connections into Manchester, making it ideal for commuters and families alike.

The ground floor welcomes you with a cosy lounge featuring a striking inglenook fireplace, perfect for cosy evenings, complemented by beautiful exposed beams that add warmth and a traditional feel to the space. To the rear, the kitchen/diner provides a sociable setting for family meals or entertaining, also boasting exposed beams and offering direct access to the garden.

Upstairs, the first floor offers two bedrooms alongside a modern, stylish shower room. The second floor is home to a loft room, providing excellent flexibility to suit a variety of lifestyles.

The enclosed rear garden is designed for easy maintenance, with a paved patio area, artificial lawn, and a beautiful stone-built garden room with French doors. This additional space is perfect for use as a home office, gym, garden retreat, or entertaining area, offering valuable year-round usability.

This delightful ready to move into home, successfully combines period features with modern living and offers a rare opportunity to secure a character property in a sought-after location, with countryside, amenities, and transport links all within easy reach. **Viewing Highly Recommended**







GROUND FLOOR

Lounge

13'6" x 13'6" (4.11m x 4.12m)

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

Kitchen/Diner

8'6" x 13'6" (2.60m x 4.12m)

Fitted with a matching range of base and eye level units with worktop space over, inset belfast sink 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, stairs leading to first floor, door leading out to rear garden.

FIRST FLOOR

Landing

Access to loft room, doors leading to:

Bedroom 1

10'11" x 13'6" (3.32m x 4.12m)

Double glazed window to front, radiator.

Bedroom 2

5'6" x 13'4" (1.68m x 4.06m)

Two double glazed windows to rear, radiator.

Shower Room

Three piece suite comprising shower area, wash hand basin and low-level WC, tiled walls, heated towel rail.

SECOND FLOOR

Loft Room

6'0" x 12'3" (1.83m x 3.74m)

Double glazed velux window to rear.

OUTSIDE

Enclosed garden to rear with paved patio and artificial lawn area. (Right of way access for neighbours).

Garden Room

7'2" x 9'0" (2.18m x 2.74m)

Stone built garden room with double glazed French doors to the front, double glazed window to side.

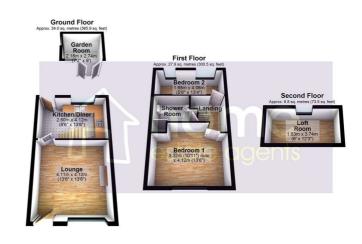
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not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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. 68.7 sq. metres (739.9 sq. feet)





