



## 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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