home estate agents

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Roman Street, Mossley, OL5 0RX

Price £160,000

Offered for sale with **no vendor chain**, this two bedroom mid-terraced property presents an excellent opportunity for first-time buyers, downsizers or investors alike. Ideally situated in the ever-popular area of Mossley, Roman Street is a quiet, traffic-free terraced street positioned just off Carrhill Road, enjoying a lovely semi-rural setting adjacent to open fields and with stunning far-reaching views across the Saddleworth Valley and surrounding Pennines.

The property occupies a convenient position within easy reach of the amenities available in both Mossley and nearby Saddleworth, while excellent local walks and open countryside are also close at hand. The accommodation briefly comprises an entrance vestibule, lounge and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor.

Externally, the property benefits from a particularly attractive front garden, perfectly positioned to make the most of the breathtaking views across the valley and surrounding countryside. To the rear is an enclosed patio seating area, providing a useful outdoor space.

With its peaceful setting, wonderful views and no onward chain, this property offers a fantastic opportunity for a range of buyers looking to make their mark in this highly sought-after location.







GROUND FLOOR

Entrance Vestibule
2'4" x 3'7" (0.72m x 1.09m)
Door to front, door leading to:

Lounge
13'0" x 14'0" (3.96m x 4.27m)
Double glazed window to front, feature fireplace, radiator, door leading to:

Kitchen
10'10" x 11'0" (3.31m x 3.35m)
Fitted with a range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, 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.

FIRST FLOOR

Landing
6'7" x 2'8" (2.00m x 0.82m)
Doors leading to:

Bedroom 1
13'0" x 14'0" (3.95m x 4.27m)
Double glazed window to front, radiator.

Bedroom 2
10'11" x 6'9" (3.32m x 2.06m)
Double glazed window to rear, radiator.

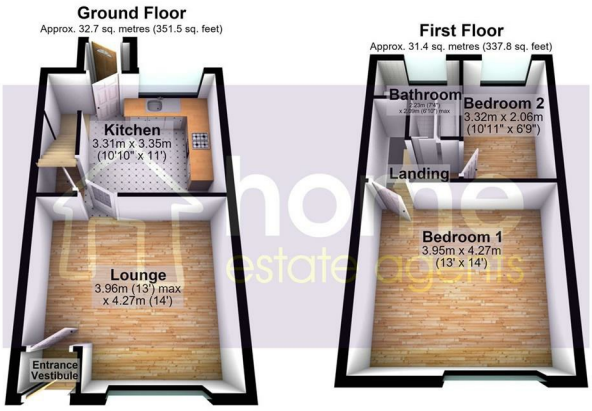
Bathroom
7'4" x 6'10" (2.23m x 2.09m)
Three piece suite comprising, bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Garden to the front with stunning long range views. Enclosed yard area to the rear.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should 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. 64.0 sq. metres (689.2 sq. feet)







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