



Egerton Street, Mossley, OL5 0QR

Offers over £265,000

Selling a very well presented and deceptively spacious mid-terrace property with no vendor chain, offering generous and versatile accommodation arranged over four floors. The property has been fully refurbished throughout to an excellent standard, including a new roof, upgraded gas and electrical installations, and comprehensive internal improvements, creating a genuine turn-key home that is ready for immediate occupation. Situated in the highly regarded area of Top Mossley, the property enjoys attractive long-range views to the rear and is ideally positioned close to local schools, amenities, countryside walks, and Mossley train station, making it an appealing home for both families and commuters.

This modern and tastefully finished home briefly comprises an entrance hall, a well-proportioned lounge which is open plan to a bright and spacious kitchen/diner fitted with a range of modern units and ample space for dining furniture, creating an ideal area for everyday living and entertaining. The property also benefits from a versatile lower ground floor level providing a useful family room together with additional storage space, with direct access out to the rear.

To the first floor there are two good-sized double bedrooms together with a contemporary bathroom fitted with a modern three-piece suite, while the second floor offers a further generously sized bedroom making it suitable as a main bedroom, guest room, or home office. Externally there is a communal yard area to the rear providing shared outdoor space.

The property is further enhanced by gas central heating and double glazing, and represents a rare opportunity to acquire a fully refurbished, move-in-ready home in a sought after residential location.**Viewing Highly Recommended**



GROUND FLOOR

Hallway

Door to front, stairs leading to first floor, door to:

Lounge

12'0" x 11'2" (3.66m x 3.40m)

Double glazed window to front, radiator, open plan to:

Kitchen/Diner

14'4" x 20'4" (4.36m x 6.21m)

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, integrated fridge/freezer, built-in eye level oven, built-in hob, three double glazed windows to rear, radiator, stairs leading down to:

LOWER GROUND FLOOR

Storage

20'5" x 9'9" (6.23m x 2.98m)

Storage space, door leading to:

Family Room

14'5" x 15'8" (4.39m x 4.77m)

Double glazed window to rear, door leading out to rear.

FIRST FLOOR

Landing

Double glazed window to front, radiator, stairs leading to second floor, door leading to:

Bedroom 1

14'2" x 11'3" (4.32m x 3.42m)

Double glazed window to rear, radiator.

Bedroom 2

12'0" x 10'6" (3.66m x 3.21m)

Double glazed window to front, radiator.

Bathroom

11'0" x 8'5" (3.35m x 2.57m)

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

SECOND FLOOR

Bedroom 3

11'10" x 18'4" (3.61m x 5.58m)

Double glazed velux window to rear, radiator.

OUTSIDE

Communal 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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