



Princess Close, Mossley, OL5 9PH

Offers over £199,950

A fantastic opportunity to acquire this two-bedroom property with no vendor chain, situated in a quiet and sought-after cul-de-sac in the ever-popular area of Mossley. Surrounded by rolling countryside yet conveniently close to local amenities, schools, and excellent transport links—including Mossley train station just a short distance away—this property offers the best of both worlds for those seeking both lifestyle and convenience.

This home presents an ideal blank canvas for first-time buyers eager to put their own stamp on a property, or for anyone looking for a project to modernise.

The ground floor accommodation comprises a welcoming porch, a spacious lounge, and a kitchen/diner to the rear. Upstairs, there are two good-sized double bedrooms and a family bathroom.

Externally, the property benefits from a lawned front garden and block-paved driveway providing ample off-road parking and leading to the garage, providing plenty of storage space. To the rear, an enclosed garden mainly laid to lawn offers a private outdoor space, complete with mature planted borders and room for outdoor seating, entertaining or family activities.

With its desirable location, scope for improvement, and no onward chain, this is a rare opportunity not to be missed. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, window to front and side, radiator, door leading to:

Hall

Radiator, stairs leading to first floor, doors leading to:

Lounge

11'8" x 12'8" (3.55m x 3.85m)

Double glazed window to front, feature fireplace with inset fire, radiator, door leading to:

Kitchen/Diner

7'7" x 15'6" (2.31m x 4.73m)

Fitted with a matching 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, space for cooker, two double glazed windows to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

8'9" x 15'6" (2.67m x 4.73m)

Two double glazed windows to front, door to storage cupboard, fitted wardrobes, radiator.

Bedroom 2

10'8" x 8'2" (3.25m x 2.48m)

Double glazed window to rear, radiator.

Bathroom

5'0" x 7'1" (1.53m x 2.15m)

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

OUTSIDE

Lawend garden to the front with block paved driveway leading to the garage. Enclosed garden to the rear, mainly laid to lawn with mature planted borders.

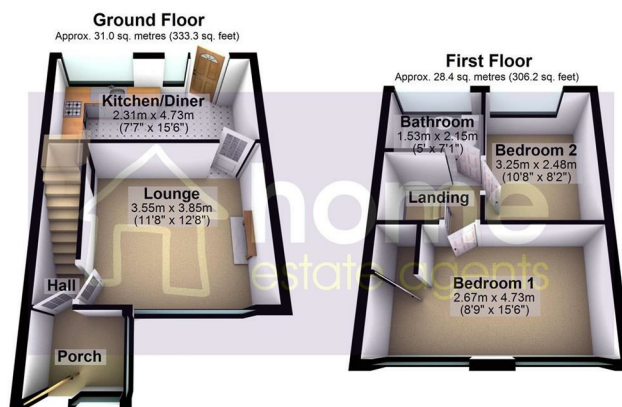
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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. 59.4 sq. metres (639.5 sq. feet)

