



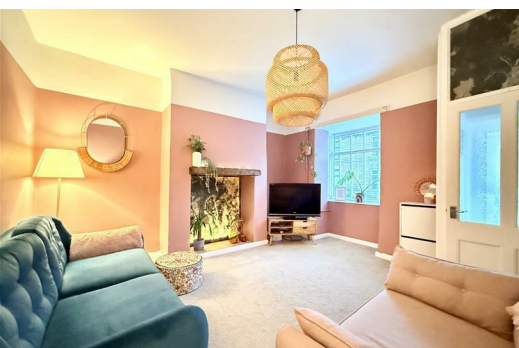
## Stockport Road, Mossley, OL5 0QY

**Offers over £189,950**

This very well presented two-bedroom mid-terrace property represents an ideal purchase for first-time buyers or those seeking a comfortable home in a desirable and well-connected location. Situated in the highly sought-after area of Top Mossley, the property is perfectly positioned to enjoy the surrounding scenic countryside and an abundance of beautiful walking routes, while remaining close to a range of local amenities. Nearby shops, cafés, and public services are all easily accessible, and Mossley train station provides excellent transport links for commuters travelling to surrounding towns and cities.

The accommodation is thoughtfully arranged and well maintained throughout. To the ground floor, an entrance vestibule opens into a bright and inviting lounge, offering a pleasant living space for relaxing or entertaining. This leads through to a well-equipped kitchen with ample storage and workspace, designed to suit modern day-to-day living. To the first floor are two generously sized bedrooms, both offering comfortable and versatile accommodation, along with a modern bathroom fitted with quality fixtures.

Externally, the property continues to impress. A forecourt garden to the front enhances the kerb appeal. Shared access to the rear with steps leading up to a private garden area, which provides a perfect vantage point to sit, unwind, and take in the views across the surrounding landscape. The combination of presentation, location, and outdoor space makes this an attractive and well-balanced home that is ready to move into and enjoy.





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

15'5" x 13'6" (4.69m x 4.12m)

Double glazed box window to front, feature inglenook fireplace, radiator, door leading to:

### Kitchen

11'9" x 13'6" (3.58m x 4.12m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for dishwasher, built-in oven, built-in hob with extractor hood over, stairs leading to first floor, door leading to:

### Utility Area

2'5" x 5'1" (0.74m x 1.54m)

Plumbing for washing machine, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

9'0" x 10'8" (2.74m x 3.24m)

Two double glazed windows to rear, radiator.

### Bedroom 2

8'3" x 13'6" (2.51m x 4.12m)

Double glazed window to front, radiator.

### Bathroom

5'0" x 7'6" (1.52m x 2.29m)

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

## OUTSIDE

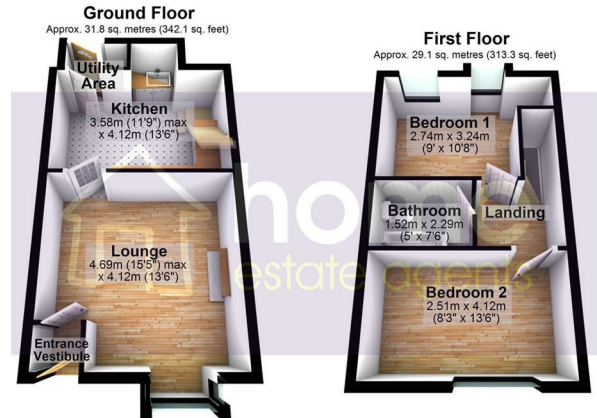
Forecourt garden to the front. Shared access to the rear with steps leading up to private garden area.

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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. 60.9 sq. metres (655.3 sq. feet)

