



Stockport Road, Mossley, OL5 0QY

Offers in the region of £135,000

Selling a charming two-bedroom mid-terraced property with accommodation thoughtfully arranged over four floors, offered for sale with no vendor chain.

Ideally located in the highly sought-after area of Top Mossley, surrounded by scenic countryside and beautiful walking routes, while also offering the convenience of nearby shops, cafés, and excellent transport links, including Mossley train station for easy commuting.

The home offers plenty of potential and would be ideal for someone looking to put their own stamp on a property, combining character and scope for personalisation.

The ground floor features an entrance vestibule leading into a well-proportioned lounge, perfect for relaxing. The lower ground floor hosts a generous kitchen/diner, providing ample space for cooking, dining, and entertaining. On the first floor are two good sized bedrooms alongside a shower room, while the top floor features a versatile loft room.

With its combination of space, potential, and an enviable location close to countryside and transport, this property is perfect for first-time buyers, professionals, or investors.

****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

18'0" x 14'0" (5.49m x 4.26m)

Double glazed window to rear, double glazed window to front, radiator, stairs leading to first floor, stairs leading down to lower ground floor.

LOWER GROUND FLOOR

Kitchen/Diner

18'0" x 12'6" (5.49m x 3.82m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, 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, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

8'8" x 14'0" (2.65m x 4.26m)

Double glazed window to front, radiator, stairs leading to loft room.

Bedroom 2

9'4" x 7'10" (2.84m x 2.39m)

Double glazed window to rear, radiator.

Shower Room

6'6" x 5'7" (1.97m x 1.70m)

Three piece suite comprising shower enclosure, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

SECOND FLOOR

Loft Room

5'0" x 14'0" (1.52m x 4.26m)

Double glazed velux window to rear.

OUTSIDE

Small communal yard with steps leading down to the road at the back of the property. There is also an outhouse at the back.

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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