



## Micklehurst Road, OL5 9NL

**Offers over £185,000**

---- 3D FLOORPLANS & VIRTUAL TOUR ---- Home Estate Agents are pleased to offer for sale this fantastic two bedroom stone mid terraced property with off road parking for two/three vehicles and a great sized rear garden and is ideally located on a popular and sought after road in Bottom Mossley offering ready to move into accommodation of which only a full internal inspection will fully reveal.

The well planned and well cared for accommodation briefly comprises: lounge with wood burner and a fitted dining kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a bathroom/WC, the loft has also been floored and insulated with light and is accessed by a pull down wooden ladder, providing another great space ideal for storage or a study. The property has a great sized tiered garden to the rear and off road parking to the front for two/three vehicles. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Ideal First Time Buy - View Today!



## GROUND FLOOR

### Lounge

14'8" x 14'0" (4.46m x 4.27m)

Upvc double glazed front door and window to front, open plan stairs to the first floor, feature fire surround with wooden mantle and wood burn burner, meter cupboards, TV aerial point and radiator.

### Kitchen/Dining Room

8'9" x 14'0" (2.66m x 4.27m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring electric hob with stainless steel extractor hood above and electric oven below, plumbing and space for automatic washing machine, gas central heating boiler, Upvc double glazed window to the rear elevation, double glazed door to the rear garden, dining area, part tiled walls and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

11'1" x 14'0" (3.37m x 4.27m)

Upvc double glazed window to front, recess for wardrobes and radiator.

### Bedroom 2

12'4" x 8'9" (3.75m x 2.66m)

Upvc double glazed window to rear and radiator.

### Bathroom/WC

Contemporary fitted bathroom suite in white comprising: panelled bath with mixer shower and shower screen, vanity wash hand basin, low level WC, Upvc double glazed window to rear, part tiled walls, heated towel rail.

### Loft

19'11" x 14'0" (6.06m x 4.27m)

Great storage space or potential study if required.

## OUTSIDE

### Gardens

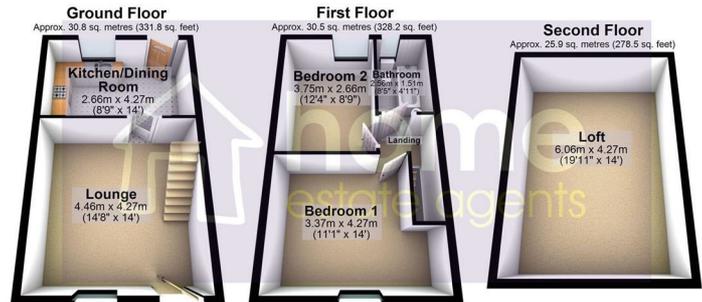
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## DISCLAIMER

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/herself 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.



Total area: approx. 87.2 sq. metres (938.5 sq. feet)

