



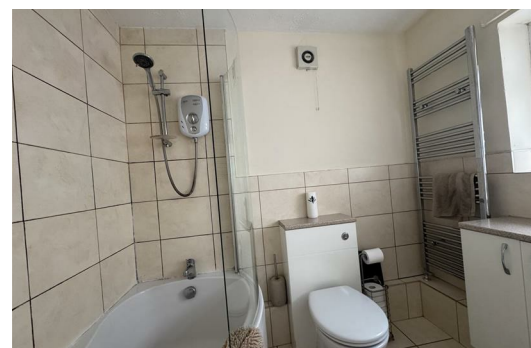
Manchester Road, Mossley, OL5 9BG

Offers over £165,000

This delightful two-bedroom mid-terrace stone property is located in the ever-popular area of Mossley, making it an ideal choice for those seeking a perfect blend of charm, convenience, and access to nature. The property is situated within easy reach of open countryside, offering beautiful, scenic canalside walks just a short distance away. Local amenities, including shops, cafes, and transport links, are readily accessible, along with being in the catchment area for highly regarded schools, making it an attractive option for families, first-time buyers, or investors alike.

Upon entering, an entrance vestibule leads into a spacious lounge, where original features add character and warmth. The kitchen provides ample storage and workspace, thoughtfully designed for practicality. Upstairs, two generously proportioned bedrooms offer comfort and flexibility, with plenty of natural light streaming through. The well appointed bathroom is located on the ground floor.

At the rear of the property, you'll find a low-maintenance, enclosed gravel garden, creating a private outdoor space perfect for relaxation or entertaining guests. This property is a superb opportunity in one of Mossley's most desirable locations! ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'9" x 14'2" (4.18m x 4.32m)

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

Kitchen

11'3" x 14'2" (3.44m x 4.32m)

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 tumble dryer, space for cooker, double glazed window to rear, radiator, door leading to:

Hall

Door leading out to rear garden, door leading to:

Bathroom

5'7" x 7'5" (1.71m x 2.27m)

Three piece comprising bath with shower over, wash hand basin and low-level WC, part tiled walls, heated towel rail, double glazed window to side.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'9" x 14'1" (4.18m x 4.28m)

Double glazed window to front, radiator.

Bedroom 2

11'3" x 14'3" (3.43m x 4.34m)

Double glazed window to rear, radiator.

OUTSIDE

Enclosed low maintenance gravel garden 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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