



Egerton Street, Mossley, OL5 0QR

Offers over £235,000

This stunning two-bedroom end terrace property has been completely refurbished throughout and is ready to move straight into, offering stylish accommodation with long-reaching views. Located in the ever-popular Mossley area, the property enjoys a highly convenient position close to local amenities, within the catchment for sought-after schools, and only a short distance to Mossley train station, making it perfect for commuters. For those who enjoy the outdoors, the property is ideally placed for a variety of scenic walks, canal paths, and surrounding countryside, offering a blend of town convenience and rural charm.

Set over three floors, the home provides spacious and versatile living. The ground floor opens with a welcoming lounge and a modern kitchen/diner fitted with contemporary units and space for dining, creating the perfect heart of the home. The lower ground floor extends the living space further with a family room and sitting room, ideal for entertaining, relaxing, or as a playroom or home office. To the first floor, there are two well-proportioned bedrooms, both light and airy, along with a stylish three piece bathroom.

Externally, the property features a private, enclosed rear garden. Being sold with no vendor chain, this home is a superb opportunity for first-time buyers or growing families seeking a property in a prime location.



GROUND FLOOR

Lounge

14'0" x 13'3" (4.26m x 4.04m)

Door to front, double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner

12'1" x 13'3" (3.68m x 4.04m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, 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 to:

Hall

Stairs leading down to:

LOWER GROUND FLOOR

Hall

Doors leading to:

Family Room

10'0" x 13'3" (3.05m x 4.04m)

Double glazed window to front, radiator.

Sitting Room

15'3" x 13'3" (4.64m x 4.04m)

Double glazed window to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

10'9" x 13'3" (3.28m x 4.04m)

Double glazed window to front, radiator.

Bedroom 2

8'6" x 13'3" (2.59m x 4.04m)

Double glazed window to rear, radiator.

Bathroom

10'0" x 3'5" (3.05m x 1.03m)

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

OUTSIDE

Enclosed 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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Total area: approx. 95.9 sq. metres (1032.4 sq. feet)

