



Micklehurst Road, Mossley, OL5 9JF

Offers over £200,000

Beautifully presented two bedroom stone-built terraced property, ideally situated in the ever-popular area of Mossley. Offering a perfect blend of convenience and countryside living, the home is within easy reach of local amenities, well-regarded schools, and excellent transport links, including Mossley train station with direct connections into Manchester—making it an excellent choice for commuters. At the same time, the surrounding countryside and canal walks provide plenty of opportunities for leisure and recreation.

The accommodation is both characterful and practical, beginning with a welcoming entrance vestibule that leads into a cosy lounge, complete with a charming log burner—perfect for creating a warm and inviting atmosphere. The fitted kitchen offers ample storage and workspace, while the cellar to the basement provides additional versatility. To the first floor, there are two well-proportioned bedrooms along with a modern bathroom.

Externally, the property boasts an enclosed garden to the rear, featuring a decked seating area ideal for entertaining, a lawned section, and a feature gravelled area beyond, offering a low-maintenance but attractive outdoor space.

This well-presented home is ideal for first-time buyers, downsizers, or those seeking a property in a highly desirable location, ready to move straight into. Combining character features with modern touches, it offers comfort, convenience, and lifestyle all in one. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'0" x 14'8" (3.96m x 4.48m)

Double glazed window to front, feature inglenook fireplace with log burner, radiator, door to leading to:

Kitchen

10'6" x 14'8" (3.21m x 4.48m)

Fitted with a 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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear garden, stairs leading down to:

BASEMENT

Cellar

10'6" x 13'5" (3.21m x 4.10m)

Radiator.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'0" x 14'8" (3.96m x 4.48m)

Double glazed window to front, feature fireplace, radiator.

Bedroom 2

10'3" x 7'8" (3.12m x 2.34m)

Double glazed window to rear, radiator.

Bathroom

4'9" x 6'4" (1.45m x 1.93m)

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

OUTSIDE

Enclosed garden to the rear with decked seating area, lawn and feature gravelled area beyond.

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.

WWW.HOME EA.CO.UK



Total area: approx. 76.2 sq. metres (820.7 sq. feet)

