



King Street, Mossley, OL5 9HX

Offers over £189,950

Offered for sale with no vendor chain, this well-presented two bedroom mid-terrace property represents an excellent opportunity for first-time buyers, growing families, or professionals seeking a conveniently located home close to Mossley town centre. Ideally positioned within easy reach of a wide range of local amenities, reputable schools, and superb transport links, the property combines everyday practicality with comfortable living accommodation arranged over three floors, with nearby countryside walks providing the perfect opportunity to enjoy the outdoors.

The accommodation begins with an entrance vestibule leading into a welcoming lounge, where a feature log burner creates a warm and inviting focal point. To the rear, the kitchen/diner provides ample space for cooking and dining, complemented by a useful utility area and a ground floor WC, enhancing functionality for modern living. To the first floor are two well-proportioned bedrooms along with a contemporary shower room. A further loft room to the second floor offers excellent additional storage and potential for a variety of uses, subject to any necessary consents.

Externally, the property benefits from a yard to the rear, which provides access to the service road beyond where on-street parking is available.

Early viewing is highly recommended to fully appreciate the accommodation on offer and the convenience of this popular location.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'11" x 14'10" (4.24m x 4.52m)

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

Hall

Stairs leading to first floor, open to:

Kitchen/Diner

10'8" x 11'6" (3.24m x 3.51m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge, space for freezer, freestanding cooker, double glazed window to rear, radiator, door opening out to rear, door leading to:

Utility

Plumbing for washing machine, door leading to:

WC

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'10" x 14'10" (4.21m x 4.52m)

Two double glazed windows to front, radiator, built-in wardrobes and storage cupboards with access to loft room.

Bedroom 2

10'8" x 10'0" (3.26m x 3.04m)

Double glazed window to rear, radiator.

Shower Room

7'0" x 4'6" (2.13m x 1.38m)

Three piece suite comprising tiled shower area, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room

8'11" x 14'10" (2.73m x 4.52m)

Double glazed velux window, doors to eaves storage.

OUTSIDE

Yard area to the rear with shed, leading to access road with on

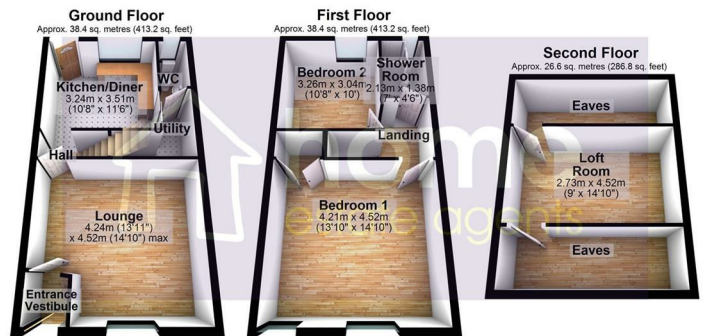
street parking available. The rear also has use of a garden plot (not on deeds - conveyancers to confirm further details).

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. 103.4 sq. metres (1113.3 sq. feet)

