



Micklehurst Road, Mossley, OL5 9JF

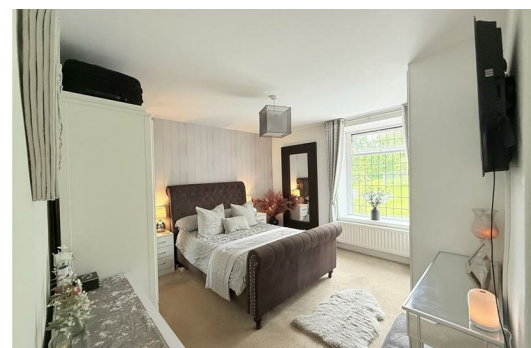
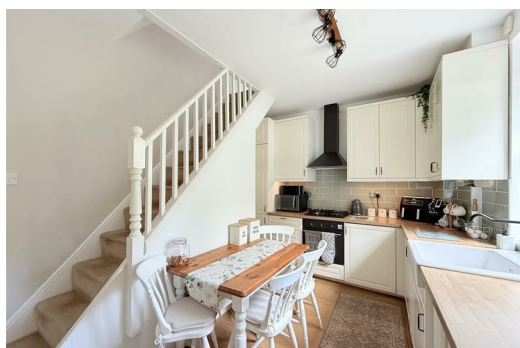
Offers over £199,950

Beautifully presented two bedroom stone built end terraced property, ideally situated in the ever popular area of Mossley. Offering a perfect blend of convenience and countryside, the property is within easy reach of local amenities, schools and excellent transport links, including nearby Mossley train station for direct links into Manchester—making it ideal for commuters. At the same time, the surrounding countryside and variety of scenic walks provide a peaceful escape, perfect for those seeking a more rural feel.

This charming home is ideal for first time buyers or those looking to downsize, offering well-proportioned rooms and a thoughtfully maintained interior. The ground floor features a welcoming entrance vestibule, a cosy lounge and a spacious kitchen/diner with ample room for cooking and entertaining. A useful rear porch adds further practicality, providing space for storage and access to the garden.

Upstairs, there are two good sized bedrooms and a stylish, contemporary bathroom. Externally, the property enjoys driveway parking to the side, a sought-after feature in this location. The rear garden is a private and enclosed outdoor space, perfect for relaxing or entertaining, with a paved patio area, lawn and mature planted borders adding character and greenery.

A wonderful opportunity to purchase a ready-to-move-into home in a highly desirable location with both lifestyle and convenience on the doorstep. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

12'9" x 14'4" (3.89m x 4.37m)

Double window to front, radiator, door leading to:

Kitchen/Diner

10'6" x 14'4" (3.21m x 4.37m)

Fitted with a matching range of base and eye level units with worktop space over, Belfast sink with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated slimline dishwasher, integrated washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door leading to:

Rear Porch

Two windows to rear, window to side, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom

12'7" x 14'4" (3.84m x 4.37m)

Double glazed window to front, radiator.

Bedroom 2

10'6" x 7'5" (3.21m x 2.27m)

Double glazed window to side, radiator.

Bathroom

4'9" x 8'8" (1.44m x 2.64m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, two double glazed windows to rear.

OUTSIDE

Driveway to the side. Enclosed garden to the rear with paved patio, lawn and mature planted borders. (access way to the rear of the property)

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. 63.9 sq. metres (687.7 sq. feet)

