



## Micklehurst Road, Mossley, OL5 9JL

**Offers over £185,000**

A stunning and very well-presented two-bedroom terraced home, thoughtfully arranged over four floors, offering a truly distinctive and quirky living space ideal for first-time buyers or those seeking a unique property. Situated in the ever-popular Mossley area, the home enjoys views of the surrounding countryside while remaining conveniently close to a range of local amenities, charming cafes, highly regarded schools, and excellent transport links.

The ground floor features a welcoming lounge, ideal for relaxing or entertaining, while the lower ground floor houses a spacious kitchen/diner, perfect for modern family life and dining with friends. On the first floor, there is a double bedroom and a stylish contemporary bathroom, whilst the second floor offers a further double bedroom with an en-suite WC, providing privacy and comfort.

With its clever layout, characterful features, and versatile spaces, this home combines charm and practicality, creating a warm and inviting environment ready to move into and enjoy.



## GROUND FLOOR

### Entrance Hall

Stairs leading to first floor, door leading to:

### Lounge

16'0" x 11'1" (4.88m x 3.38m)

Double glazed window to front, radiator, door leading to:

### Hall

Stairs lead down to:

## LOWER GROUND FLOOR

### Kitchen/Diner

14'5" x 9'11" (4.39m x 3.01m)

Fitted with a matching range of base and eye level units with worktop space over, inset Belfast style sink with mixer tap, tiled splashbacks, integrated dishwasher, built-in oven, built-in hob with extractor hood over, radiator, door to pantry.

## FIRST FLOOR

### Landing

Radiator, stairs leading to second floor, doors leading to:

### Bedroom 2

9'10" x 9'7" (3.00m x 2.91m)

Double glazed window to front, radiator.

### Bathroom

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, heated towel rail.

## SECOND FLOOR

### Bedroom 1

15'5" x 15'0" (4.71m x 4.57m)

Two double glazed velux windows to front, double glazed velux window to rear, radiator, door leading to:

### En-suite WC

Two piece suite comprising, pedestal wash hand basin and low-level WC.

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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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