



## Audley Street, Mossley, OL5 9NQ

### Offers over £199,950

This attractive two bedroom end terraced property is well presented throughout and offers ready-to-move-into accommodation, making it an excellent choice for first time buyers, professional couples or those looking to downsize without compromising on space or location. Situated in a cul-de-sac just off Egmont Street in Mossley, the property enjoys a tucked-away setting while remaining within easy reach of local amenities, well-regarded schools, the train station with links to Manchester and surrounding areas, and a variety of picturesque countryside walks.

The ground floor accommodation comprises a welcoming lounge to the front of the property, complete with a log burner that creates a warm and inviting focal point, perfect for cosy evenings. To the rear is a kitchen/dining room fitted with a range of units and offering ample space for dining and entertaining. A separate utility room provides additional storage and practicality.

To the first floor there are two bedrooms, offering comfortable accommodation and a modern shower room.

Externally, the property benefits from a paved forecourt garden to the front. To the rear there is an enclosed paved yard, with steps leading up to a further garden area which offers additional space. This delightful home combines character features with modern touches in a highly convenient yet peaceful location, and early viewing is highly recommended.



## GROUND FLOOR

### Lounge

12'10" x 11'10" (3.91m x 3.61m)

Door to front, two double glazed windows to front, feature brick inglenook fireplace, radiator, door leading to:

### Kitchen/Dining Room

13'6" x 11'10" (4.11m x 3.61m)

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

### Utility Room

7'2" x 5'0" (2.18m x 1.52m)

Plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'10" x 11'10" (3.91m x 3.61m)

Double glazed window to front, radiator.

### Bedroom 2

10'4" x 7'7" (3.15m x 2.32m)

Double glazed window to rear, radiator, door to storage cupboard.

### Shower Room

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

## OUTSIDE

Forecourt garden to the front of the property. Enclosed paved yard to rear with steps up to further garden area.

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