



Stockport Road, Mossley, OL5 0RF

Offers over £180,000

Situated in the popular residential area of Top Mossley, this well-presented two-bedroom mid-terraced property enjoys attractive open views to the front and offers an excellent opportunity for first-time buyers, couples or those looking to downsize. The property is ideally positioned for access to a range of local amenities, including shops, schools and everyday conveniences, while Mossley Train Station is within walking distance, providing commuter links to Manchester City Centre and beyond.

The accommodation is arranged over two floors and begins with an entrance vestibule leading into the lounge, providing a welcoming living space to relax and unwind. To the rear, the kitchen offers space for the preparation of everyday meals and completes the ground floor accommodation. To the first floor are two bedrooms, offering flexibility for a main bedroom and a guest room, nursery or home office, alongside the bathroom.

Externally, the property benefits from gardens to both the front and rear. The rear garden is a particularly appealing feature, opening directly onto open fields and providing a pleasant outlook with a feeling of openness. The attractive views to the front further enhance the setting, making this a lovely home for those who appreciate a connection to the surrounding landscape.

Offered for sale with no vendor chain, this property presents an appealing opportunity to purchase a home in a popular Mossley location, combining a practical layout, outdoor space and convenient transport links. Early viewing is recommended to fully appreciate the setting and potential on offer.



GROUND FLOOR

Entrance Vestibule

3'0" x 3'6" (0.91m x 1.07m)

Door to front, door leading to:

Lounge

13'5" x 13'6" (4.09m x 4.11m)

Double glazed window to front, feature fireplace with inset fire, radiator, door leading to:

Kitchen

8'5" x 13'6" (2.56m x 4.11m)

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 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.

FIRST FLOOR

Landing

6'7" x 5'3" (2.00m x 1.60m)

Doors leading to:

Bedroom 1

11'0" x 13'6" (3.35m x 4.11m)

Double glazed window to front, radiator.

Bedroom 2

11'3" x 8'8" (3.44m x 2.65m)

Double glazed window to rear, radiator.

Bathroom

5'7" x 6'0" (1.71m x 1.84m)

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

OUTSIDE

Forecourt garden to the front with artificial lawn. Artifice lawned area to the rear. With fields 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.HOMEEA.CO.UK



Total area: approx. 56.5 sq. metres (607.6 sq. feet)

