



Clarendon Street
Mossley, OL5 9PF

Offers over £210,000



There's no agent like home

We are thrilled to bring to the market this beautifully presented three-bedroom mid-terrace home, ideally positioned within a short walking distance of Mossley Centre. The property benefits from excellent access to a range of local amenities, highly regarded schools, regular public transport links including Mossley train station, and an array of charming cafés, shops, and restaurants.

For those who love the outdoors, this home is perfectly located just a short distance from a range of picturesque countryside walks, the stunning Peak District National Park, and Stamford Golf Club — ideal for weekend adventures and enjoying the fresh air.

Internally, the accommodation has been lovingly maintained and is ready for immediate occupation. The ground floor comprises an inviting entrance vestibule, a spacious lounge featuring a characterful log-burning stove, perfect for cosy evenings and a well-equipped kitchen with ample storage and worktop space.

To the first floor, there are three bedrooms, offering flexible space for families, guests, or a home office, and a modern family bathroom fitted with a white three-piece suite.

Externally, the property boasts a private enclosed rear yard.

This delightful home would be ideal for first-time buyers, young families, or downsizers looking for a convenient and beautifully maintained property in a sought-after location. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 12'7" x 14'5" (3.83m x 4.40m)

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

Kitchen 13'0" x 14'5" (3.96m x 4.40m)

Fitted with a matching 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, door to stairs leading up to first floor, door to under stairs storage cupboard, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'7" x 14'5" (3.83m x 4.40m)

Double glazed window to front, radiator.

Bedroom 2 13'2" x 9'8" (4.01m x 2.94m)

Double glazed window to front, radiator.

Bedroom 3 10'0" x 9'2" (3.06m x 2.79m)

Double glazed window to rear, radiator.

Bathroom 12'11" x 4'9" (3.94m x 1.44m)

Three piece suite comprising panelled bath, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Enclosed yard to rear.

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

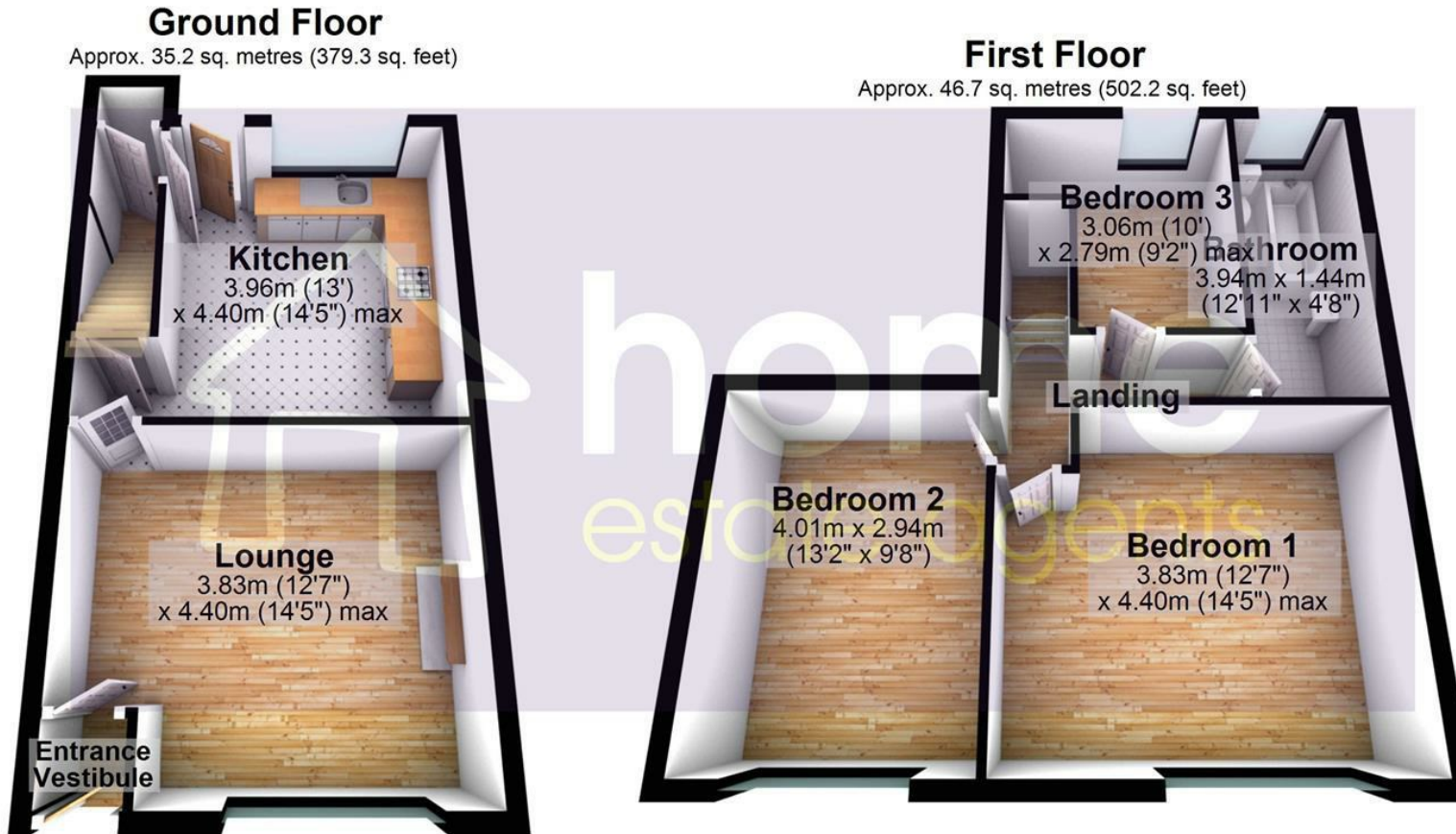
purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC