



## Andrew Street, Mossley, OL5 0DN

Offers over £300,000

This attractive three bedroom terraced property offers deceptively spacious and versatile accommodation arranged over four floors, making it an excellent choice for families, professionals or those seeking flexible living space, all whilst enjoying stunning long-range views to the rear elevation. Situated in a peaceful and highly sought-after area of Mossley, the property is ideally positioned within walking distance of Mossley train station, providing excellent commuter links into Manchester and beyond, and is also just a short distance from the highly regarded Mossley Hollins High School and a range of everyday amenities. The location further benefits from easy access to picturesque canal-side walks, surrounding countryside and a variety of scenic outdoor routes, perfect for those who enjoy an active lifestyle and outdoor living.

Internally, the property offers generous accommodation full of character and potential, with rooms arranged to provide both practical and flexible living space. The accommodation briefly comprises an entrance vestibule leading into a welcoming lounge and separate sitting room to the ground floor, creating ideal areas for relaxing and entertaining. To the lower ground floor there is a fitted kitchen, dining room, useful store room and a spacious WC with additional room for storage or potential to create a utility area.

To the first floor are two well proportioned bedrooms and the family bathroom, whilst the third bedroom occupies the second floor, creating an ideal guest room, home office or private principal bedroom retreat.

Externally, the property benefits from a paved patio area to the rear and further garden area with pleasant far-reaching views.

This home combines spacious accommodation, a desirable location and beautiful outlooks, making it a fantastic opportunity for a wide range of buyers.



## GROUND FLOOR

### Entrance Vestibule

Door to:

### Lounge

12'0" x 14'10" (3.66m x 4.52m)

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

### Sitting Room

10'3" x 14'10" (3.12m x 4.52m)

Double glazed window to rear, living flame effect fireplace set in feature surround, door.

## LOWER GROUND FLOOR

### Kitchen

9'4" x 14'10" (2.85m x 4.52m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer and mixer tap, plumbing for washing machine, space for cooker, double glazed window to rear, radiator, door to:

### Dining Room

12'0" x 7'7" (3.65m x 2.30m)

Open plan, door to:

### Store Room

4'1" x 7'0" (1.25m x 2.13m)

Door to:

### WC

Two piece suite wash hand basin and low-level WC, door to:

## FIRST FLOOR

### Landing

Door to:

### Bedroom 1

6'7" x 14'10" (2.00m x 4.52m)

Window to front with double glazed, double glazed window to front, two radiators.

### Bedroom 2

13'1" x 9'0" (4.00m x 2.75m)

Double glazed window to rear, radiator.

### Bathroom

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

## SECOND FLOOR

### Bedroom 3

12'0" x 14'10" (3.65m x 4.52m)

Double glazed velux window to rear.

## OUTSIDE

Paved patio garden to the rear with further garden area with long range views.

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