



Argyle Street  
Mossley, OL5 0HF

Offers over £180,000



There's no agent like home

A beautifully presented two-bedroom stone-built mid-terrace house, located in the highly sought-after area of Top Mossley. This charming property offers both comfort and convenience making it an excellent choice for those seeking a welcoming home. Situated close to local amenities, highly regarded primary schools, and the renowned Mossley Hollins High School, it offers an excellent location for families and professionals alike.

The property benefits from fantastic transport links, making commuting easy, while also being ideally positioned for leisure activities. Scenic bridleways, peaceful canalside paths, and countryside trails are all within walking distance, with Hartshead Pike offering stunning panoramic views of the local landscape. Whether you're looking for an active lifestyle or a peaceful retreat, this home delivers the best of both worlds.

The ground floor comprises a welcoming entrance vestibule, a spacious and tastefully decorated lounge, and a well-equipped kitchen with ample storage and workspace, perfect for both everyday living and entertaining. Upstairs, there are two bedrooms, both light and airy, complemented by a stylish modern bathroom.

To the rear, the property boasts an enclosed paved garden area, providing a private and low-maintenance outdoor space. This delightful home is ready to move into and would be an excellent choice for first-time buyers, young families, or anyone looking to enjoy all that the vibrant Top Mossley area has to offer. Don't miss the opportunity to make this house your home!



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

14'1" x 14'1" (4.29m x 4.29m)

Double glazed window to front, radiator, double doors leading to:

### Kitchen

8'0" x 14'1" (2.44m x 4.29m)

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 garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

14'2" x 14'1" (4.32m x 4.29m)

Double glazed window to front, radiator.

### Bedroom 2

8'0" x 8'4" (2.44m x 2.55m)

Double glazed window to rear, radiator.

### Bathroom

5'1" x 5'5" (1.54m x 1.64m)

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

## OUTSIDE

Enclosed paved garden to the 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.

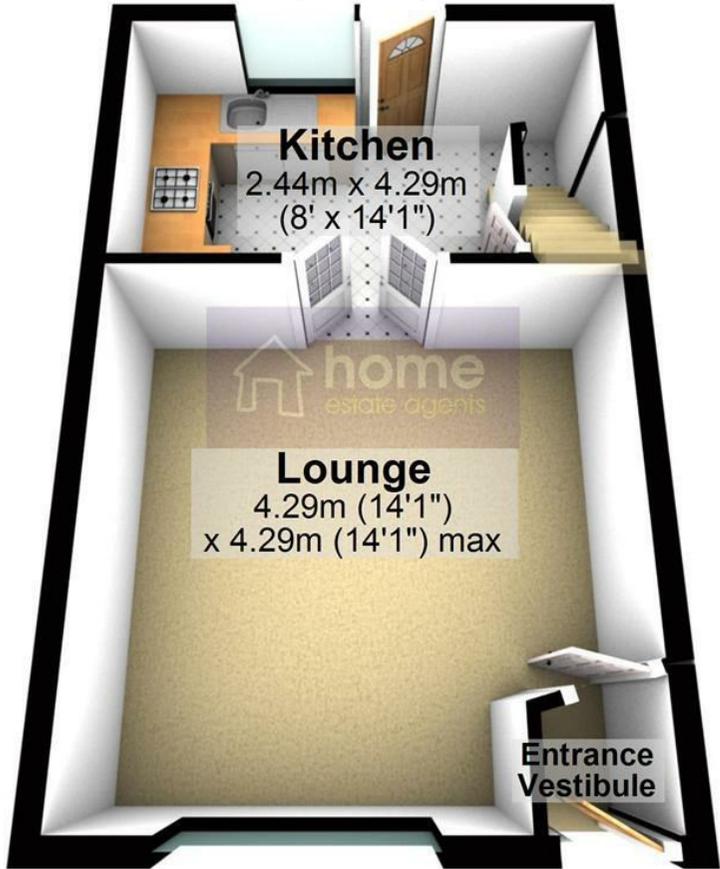
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.





## Ground Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC