



Carter Street
Mossley, OL5 0AN

Offers over £199,995

A delightful and well-presented two-bedroom, stone-built end-terrace home located in the highly sought-after Mossley area. Offering the perfect blend of character and modern living, this wonderful property is ideal for first-time buyers or those looking to downsize.

Nestled close to beautiful open countryside, it provides easy access to scenic walks and outdoor pursuits while remaining conveniently within walking distance of Mossley train station. Local amenities, including shops, cafés, and schools, are also just a short distance away, making this an excellent location for both convenience and leisure.

Upon entering, you are welcomed into a cosy entrance vestibule leading to a beautifully presented lounge featuring a lovely log burner, creating a warm and inviting atmosphere. The kitchen/diner offers a practical and stylish space with ample storage and room for dining.

The lower ground floor boasts a converted basement, a versatile area perfect for a home office, study, playroom, or additional living space to suit your needs.

On the first floor, you will find two well-proportioned bedrooms, both tastefully decorated, along with a modern and stylish bathroom.

Externally, the rear garden provides a private outdoor retreat, featuring a paved patio ideal for outdoor seating and entertaining, along with a raised lawn area offering additional space to enjoy.

This is a fantastic opportunity to acquire a characterful home in a prime location with excellent transport links, local amenities, and stunning countryside on your doorstep. Early viewing is highly recommended to fully appreciate all this lovely property has to offer.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 12'7" x 13'2" (3.84m x 4.01m)

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

Kitchen/Diner 10'7" x 13'2" (3.23m x 4.01m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated washing machine, 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, stairs leading down to:

LOWER GROUND FLOOR

Study 7'9" x 12'0" (2.35m x 3.65m)

Window to rear, radiator.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1 9'9" x 13'2" (2.97m x 4.01m)

Double glazed window to front, radiator.

Bedroom 2 7'9" x 7'3" (2.36m x 2.20m)

Double glazed window to rear, radiator.

Bathroom 10'7" x 5'8" (3.23m x 1.72m)

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

OUTSIDE

Garden to the rear with paved patio area and raised lawn area.

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

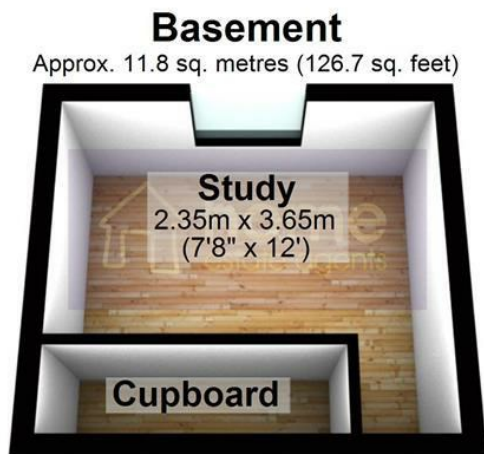
purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy 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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Total area: approx. 69.5 sq. metres (748.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
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