



## Waters Reach, Mossley, OL5 9FG

**Offers over £135,000**

A well-positioned and deceptively spacious two bedroom ground floor apartment, offered with no vendor chain, set within a sought-after residential development in the ever-popular area of Mossley. Enjoying a setting close to a range of scenic canal-side and countryside walks, this apartment is ideally placed for those looking to combine modern living with a semi-rural lifestyle.

The property is conveniently located within easy reach of local amenities, well-regarded schools, and excellent transport links, including Mossley and Greenfield train stations, making it a great choice for commuters and those seeking easy access to Manchester and beyond.

Internally, the accommodation comprises a welcoming entrance hall, bright and airy lounge, a separate fitted kitchen, two well-sized bedrooms, and a three-piece bathroom suite. With the property situated on the ground floor, it offers easy accessibility and could suit a wide range of buyers including first-time buyers, downsizers, or those looking for a low-maintenance investment property.

Externally, the apartment benefits from allocated parking and additional visitor spaces, along with well-maintained communal areas.

Offering excellent potential for someone to modernise and personalise, this is a fantastic opportunity to acquire a home in a desirable setting. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Hall

Door to front, two storage cupboards, doors leading to:

### Lounge

13'3" x 15'3" (4.03m x 4.64m)

Double glazed window to side, electric radiator, door leading to:

### Kitchen

10'2" x 6'5" (3.10m x 1.95m)

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, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

### Bedroom 1

10'0" x 15'3" (3.04m x 4.64m)

Double glazed window to side, electric radiator.

### Bedroom 2

10'2" x 8'0" (3.10m x 2.45m)

Double glazed window to side, electric radiator.

### Bathroom

7'1" x 6'5" (2.17m x 1.95m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, part tiled walls, heated towel rail.

## OUTSIDE

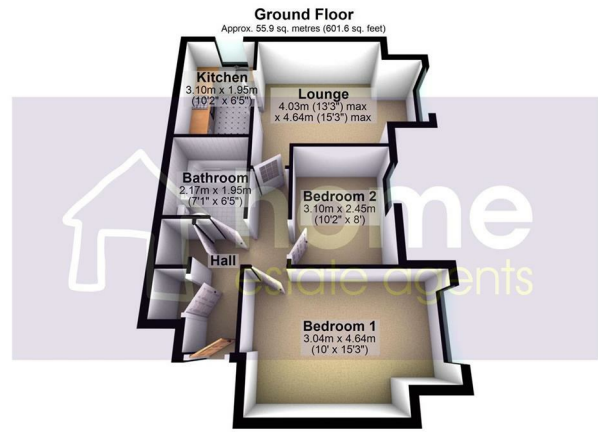
Allocated parking and visitor parking.

## 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. 55.9 sq. metres (601.6 sq. feet)

