



Derby Street, Mossley, OL5 9NU

Offers over £165,000

Offered for sale with no vendor chain, this two bedroom mid terrace property with additional cellar and loft room offers a fantastic opportunity for first time buyers, young professionals or investors keen to put their own stamp on a property.

Ideally located in the sought-after Mossley area, the property enjoys excellent access to Mossley train station, making it ideal for commuters, while also being close to highly regarded schools, a range of local amenities, and a selection of scenic bridleway and canal side walks offering picturesque countryside on the doorstep.

Internally, the accommodation briefly comprises a welcoming lounge and kitchen to the ground floor, providing a functional living space with scope for modernisation. The cellar offers useful storage. To the first floor there are two bedrooms and a family bathroom, whilst the second floor benefits from a spacious loft room, ideal for a home office or hobbies room. Externally, the property features a gated communal courtyard area to the rear.

This property offers superb potential in a popular location and early viewing is highly recommended.



GROUND FLOOR

Lounge

12'7" x 13'0" (3.84m x 3.96m)

Door to front, double glazed window to front, living flame effect fire, radiator, door leading to:

Kitchen

9'9" x 10'0" (2.97m x 3.04m)

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, stairs leading to cellar, door leading out to rear.

BASEMENT

Cellar

9'6" x 13'0" (2.89m x 3.96m)

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1

12'2" x 8'0" (3.72m x 2.45m)

Double glazed window to front, radiator.

Bedroom 2

9'9" x 6'0" (2.97m x 1.83m)

Double glazed window to rear, radiator.

Bathroom

6'5" x 6'8" (1.96m x 2.03m)

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

SECOND FLOOR

Loft Room

12'7" x 13'0" (3.83m x 3.96m)

Two velux windows.

OUTSIDE

Gated communal area 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.

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