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Denbigh Street, Mossley, OL5 9PB

Offers in the region of £219,950

A very well presented and deceptively spacious two-bedroom mid-terraced property with no vendor chain and the added benefit of a versatile loft room. Ideally situated in the ever-popular and highly sought-after area of Mossley. Offering bright and well-proportioned accommodation arranged over three floors, ideal for first-time buyers, young families or those looking to downsize.
The property is ideally positioned for easy access to a range of local amenities, well-regarded schools, transport links and the beautiful surrounding countryside. Mossley offers a great selection of shops, cafés, pubs and everyday facilities, while excellent commuter connections provide easy access towards Stalybridge, Ashton-under-Lyne, Manchester and surrounding areas. The stunning countryside and wealth of nearby walking routes are also within easy reach.

The accommodation comprises an entrance vestibule leading into a bright and welcoming lounge, providing a comfortable reception space with plenty of natural light. To the rear is a spacious kitchen/diner, offering a practical and sociable area for everyday family life and entertaining.

To the first floor are two bedrooms, together with a modern shower room. The second floor provides a particularly useful loft room, offering excellent flexibility.

Externally, the property benefits from an enclosed paved garden to the rear, providing a low-maintenance outdoor space ideal for sitting out, entertaining or enjoying the warmer months.

Overall, this is a lovely bright and inviting home which offers well-planned accommodation and a highly desirable location. This is an excellent opportunity for a wide range of buyers and early viewing is highly recommended.







GROUND FLOOR

Entrance Vestibule
3'3" x 3'5" (0.98m x 1.03m)
Door to front, door leading to:

Lounge
13'5" x 13'5" (4.09m x 4.09m)
Double glazed window to front, feature fireplace, door leading to:

Kitchen/Diner
12'1" x 13'5" (3.68m x 4.09m)
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 eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, stairs leading to first floor, door to under stairs storage cupboard, door leading out to rear.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
13'5" x 13'5" (4.09m x 4.09m)
Double glazed window to front, radiator.

Bedroom 2
12'1" x 5'9" (3.68m x 1.75m)
Double glazed window to rear, radiator.

Shower Room
9'5" x 6'9" (2.87m x 2.07m)
Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

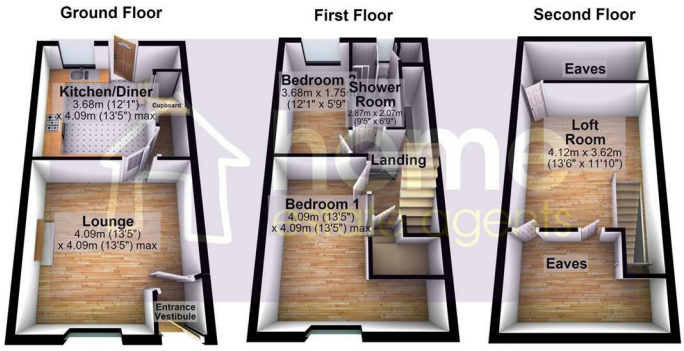
Loft Room
13'6" x 11'11" (4.12m x 3.62m)
Double glazed velux window, electric radiator.

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.

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