



Andrew Street, Mossley, OL5 0DN

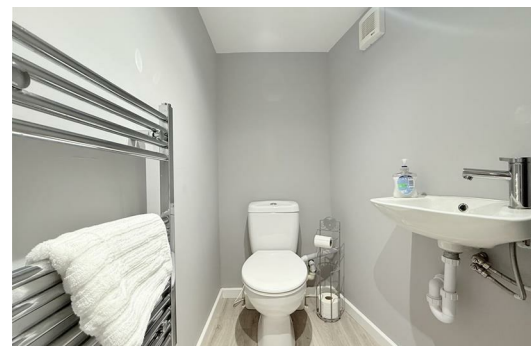
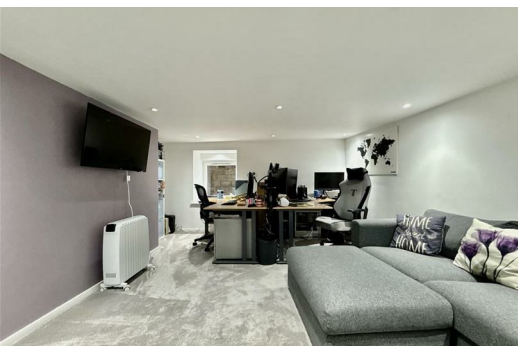
Price £275,000

This attractive three bedroom end terraced property offers deceptively spacious accommodation arranged over four floors, providing versatile living space ideally suited to a range of buyers including families and professionals. Situated in a peaceful and highly sought-after part of Mossley, the property enjoys a convenient position within walking distance of Mossley train station, making it ideal for commuters, while also being just a short journey from the well regarded Mossley Hollins High School and a variety of local shops, cafés and everyday amenities. The location is further enhanced by easy access to an array of scenic outdoor routes including canal-side walks, bridleways and Mossley Park, perfect for those who enjoy the outdoors.

Internally, the property is well presented throughout and briefly comprises an entrance hall, comfortable lounge and spacious kitchen/diner to the ground floor.

The lower ground floor provides a useful office space ideal for home working, additional storage space and a WC. To the first floor there are two good sized bedrooms along with a modern four piece bathroom suite, while the second floor offers a further generous bedroom with plenty of character. Externally, there is a shared area to the rear.

Offering flexible accommodation in a desirable location, this charming home is sure to appeal to buyers seeking both space and convenience.



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, door leading to:

Lounge

13'8" x 12'4" (4.17m x 3.77m)

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

Kitchen/Diner

15'2" x 14'3" (4.63m x 4.34m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with storage under, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, double glazed window to side, double glazed window to rear, radiator, French doors leading out to rear, door to stairs leading down to lower ground floor.

LOWER GROUND FLOOR

Storage

15'7" x 19'3" (4.75m x 5.87m)

large, dry multifunctional storage area used for storage, a second freezer, laundry, hobby space.

Office

13'3" x 14'3" (4.05m x 4.35m)

Very large versatile room. Currently used for both vendors working from home & substantial snug area, but could also be an additional reception room / play room

WC

Two piece suite comprising wash hand basin and low-level WC, heated towel rail.

FIRST FLOOR

Landing

Double glazed window to front, stairs leading to second floor, doors leading to:

Bedroom 1

13'11" x 11'11" (4.25m x 3.62m)

Double glazed window to front, radiator.

Bedroom 2

14'11" x 8'5" (4.54m x 2.57m)

Double glazed window to rear, radiator.

Bathroom

Four piece suite comprising, bath, vanity wash hand basin and walk-in shower area, tiled walls, double glazed window to rear, heated towel rail. Under floor heating

SECOND FLOOR

Landing

Double glazed window to side, door leading to storage cupboard, door leading to:

Bedroom 3

19'1" x 11'10" (5.81m x 3.60m)

2 x Velux windows, radiator.

OUTSIDE

Shared 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/herself 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.

WWW.HOMEA.CO.UK

