



## Border Mill Fold, Mossley, OL5 9GD

### Offers over £150,000

A beautifully presented first floor, two-bedroom apartment set within a sought-after contemporary development in Mossley, combining everyday convenience with a peaceful setting. With the Huddersfield Narrow Canal and the River Tame just moments away, the location is ideal for buyers who appreciate waterside walks and outdoor pursuits. Positioned close to Bottom Mossley, the property enjoys easy access to a range of shops, cafés and essential amenities, as well as reputable local schools and excellent transport connections. Mossley train station is within walking distance, offering direct services into Manchester and further afield.

The apartment is accessed via a secure communal entrance with intercom system and offers well-maintained accommodation throughout. Internally, there is a welcoming entrance hallway leading to a spacious lounge/dining area, perfect for both relaxing and entertaining. The fitted kitchen provides ample storage and worktop space, while remaining seamlessly connected to the main reception area. There are two well-proportioned bedrooms, offering comfortable and flexible living arrangements, with the principal bedroom benefiting from an en-suite shower room. A modern bathroom completes the accommodation.

Externally, the property includes allocated resident parking, additional visitor spaces, and well-kept communal lawned gardens, enhancing the overall sense of space and tranquillity. An excellent opportunity for first-time buyers or those looking to downsize into a quality home in a convenient yet scenic location.



## COMMUNAL ENTRANCE

Accessed via security intercom, stairs leading to all floors.

## Hall

Door to storage cupboard, doors leading to:

## Lounge/Diner

11'9" x 15'3" (3.58m x 4.66m)

Double glazed window to side, electric wall heater, open plan to:

## Kitchen

7'11" x 10'1" (2.41m x 3.08m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer and mixer tap, space for fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to side.

## Bedroom 1

11'7" x 13'7" (3.52m x 4.13m)

Double glazed window to side, electric wall heater, door leading to:

## En-suite

Three piece suite comprising, pedestal wash hand basin, tiled shower enclosure and low-level WC.

## Bedroom 2

8'1" x 11'9" (2.47m x 3.58m)

Double glazed window to side, electric wall heater.

## Bathroom

Three piece suite comprising, panelled bath, vanity wash hand basin and low-level WC, tiled splashbacks, heated towel rail.

## OUTSIDE

Communal gardens. Allocated parking space and visitors parking.

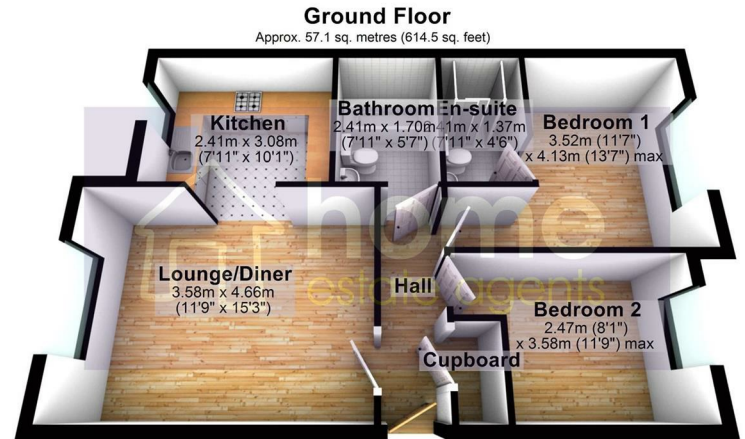
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent

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. 57.1 sq. metres (614.5 sq. feet)

