



Clarendon Street  
Mossley, OL5 9PF

Offers over £164,950

## Clarendon Street, Mossley, OL5 9PF

Home Estate Agents are delighted to offer for sale this two bedroom stone built mid terrace property. With no vendor chain, this property presents a seamless transition for those eager to make it their own. Perfect property for first time buyers or investors. One of the key advantages of this property is its convenient location, the property is ideally situated for easy access to popular schools, amenities, and Mossley train station. This prime location provides a lifestyle that combines convenience with tranquility. **\*\*\*Viewing Highly Recommended\*\***

\*\*\*currently under refurbishment\*\*\*

In brief the accommodation comprises of: Lounge and kitchen/diner to the ground floor. Two bedrooms and bathroom to the first floor. Communal yard to the rear.

### GROUND FLOOR

#### Lounge 12'10" x 12'6" (3.91m x 3.81m)

Door to front, double glazed window to front, radiator, stairs to first floor, door to:

#### Kitchen/Diner 10'7" x 12'6" (3.23m x 3.81m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, door to rear.

### FIRST FLOOR

#### Landing

Doors to:

#### Bedroom 1 12'10" x 9'4" (3.91m x 2.85m)

Double glazed window to front, radiator, door to storage cupboard.

#### Bedroom 2 10'7" x 7'2" (3.23m x 2.18m)

Double glazed window to rear, radiator.

#### Bathroom 7'8" x 6'0" (2.34m x 1.82m)

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

### OUTSIDE

Communal yard 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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**MORE PHOTOS  
TO FOLLOW.**





Total area: approx. 56.1 sq. metres (604.1 sq. feet)



