



Mansfield Road  
Mossley, OL5 9JN  
Offers over £165,000

Home Estate Agents are delighted to offer for sale this charming two-bedroom double-fronted property, presenting a unique opportunity for those seeking a project in the sought-after area. This home, though in need of modernisation, boasts immense potential and promises a blank canvas for the imaginative buyer.

Situated just a short walk from the picturesque Bottom Mossley, this property offers a tranquil retreat while maintaining convenient access to essential amenities and transport links. The front of the house features a paved garden, providing a welcoming and low-maintenance outdoor space. The added convenience of a driveway ensures hassle-free parking and benefits from a lean-to carport offering covered parking or a versatile space.

Perfectly positioned for those who appreciate the outdoors, the residence is conveniently located for quick access to open countryside. Whether it's a leisurely stroll or an adventurous hike, the surrounding natural beauty is within reach, offering a perfect balance between rural tranquility and urban convenience.

Don't miss the chance to transform this property into a stylish and comfortable retreat.

In brief the accommodation comprises of: Entrance hall, lounge and kitchen/diner to the ground floor. Two bedrooms and shower room to the first floor. Garden fronted, gated off road parking with covered lean-to carport.



## GROUND FLOOR

### Entrance Hall

Door to front, doors to:

### Lounge 12'1" x 15'6" (3.68m x 4.73m)

Double glazed window to side, double glazed window to front, feature fireplace, radiator.

### Kitchen/Diner 12'1" x 18'0" (3.68m x 5.49m)

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 front, radiator, stairs to first floor, door to storage cupboard.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1 12'1" x 12'0" (3.68m x 3.66m)

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

### Bedroom 2 12'0" x 15'5" (3.66m x 4.70m)

Double glazed window to side, double glazed window to front, radiator.

### Shower Room 6'1" x 5'9" (1.85m x 1.74m)

Three piece suite comprising tiles shower enclosure, pedestal wash hand basin and low-level WC, double glazed window to front, heated towel rail.

## OUTSIDE

Gated access to the front with paved garden, gated access to driveway providing off road parking with lean-to carport. Brick built outbuilding and communal 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.

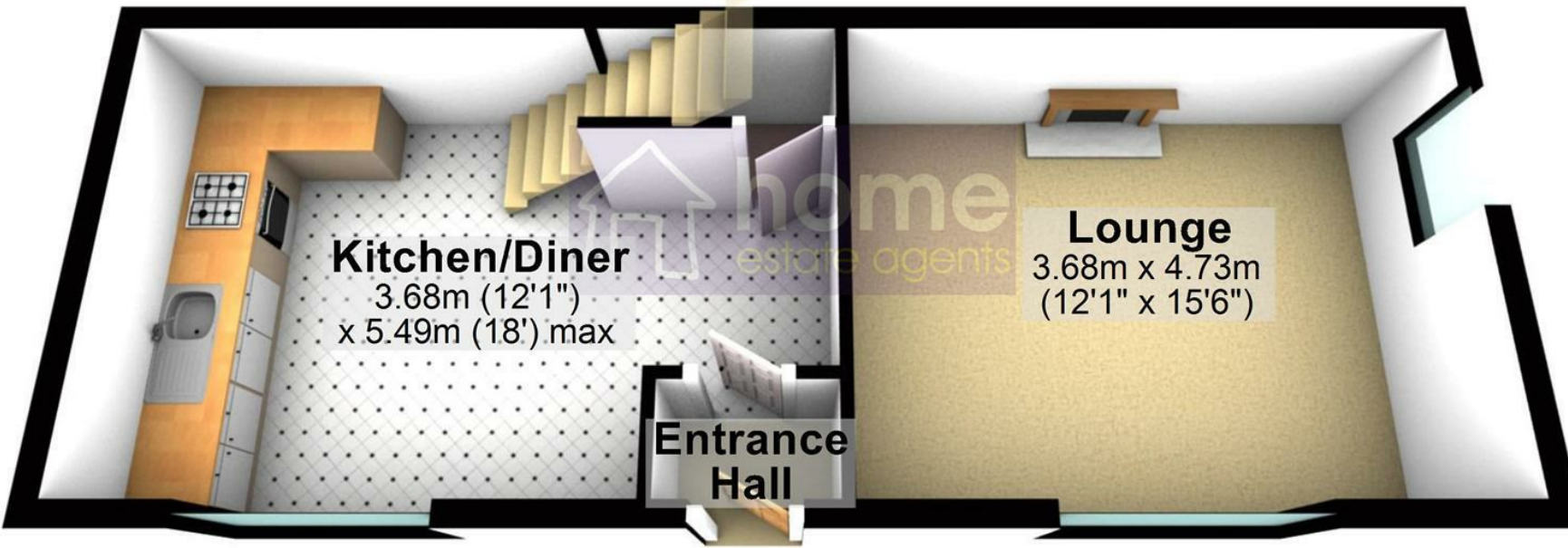
[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)





# Ground Floor



Approx. 38.0 sq. metres (408.9 sq. feet)



**Kitchen/Diner**  
 3.68m (12'1")  
 x 5.49m (18') max

**Lounge**  
 3.68m x 4.73m  
 (12'1" x 15'6")

**Entrance  
 Hall**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Total area: approx. 75.9 sq. metres (817.4 sq. feet)