



George Street
Mossley, OL5 0HW
Offers over £215,000

Nestled in the ever-popular Top Mossley area, this delightful two-bedroom mid-mews property presents an exceptional opportunity for those seeking a comfortable and well-connected home. With its prime location, just a short stroll from Mossley Train Station, local amenities, and highly regarded schools, it offers the perfect balance of convenience and tranquility. Nature lovers will appreciate the proximity to Mossley Park, ideal for leisurely walks and outdoor activities.

Upon entering, you're welcomed into a cozy lounge that sets the tone for the rest of the home. The ground floor also features a spacious kitchen and dining area, designed for both everyday living and entertaining, with ample counter space and storage. The adjoining conservatory bathes the space in natural light, providing a versatile area that can be used as a sunroom, additional dining space, or a relaxing retreat overlooking the garden. Upstairs, you'll find two generously sized bedrooms, each offering a peaceful haven for rest and relaxation. The modern shower room is stylishly finished and includes all the essentials for convenience and comfort.

Externally, the property boasts a paved driveway at the front, ensuring easy off-road parking. The rear garden is a private oasis, fully enclosed and featuring well-tended planted borders. Steps lead down to an additional garden area, offering a perfect spot for gardening enthusiasts or creating a cosy outdoor seating area.

Whether you're a growing family or someone looking to downsize, this home combines practical living spaces with a desirable location, making it an ideal choice for a wide range of buyers. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge 12'6" x 13'6" (3.82m x 4.12m)

Door to front, double glazed bay window to front, feature fireplace with inset living flame effect fire, two radiators, stairs leading to first floor, sliding door leading to:

Kitchen/Diner 7'6" x 13'6" (2.29m x 4.12m)

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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading to:

Conservatory

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'7" x 10'4" (3.52m x 3.15m)

Double glazed window to front, radiator, double doors to storage cupboard.

Bedroom 2 8'6" x 6'6" (2.59m x 1.99m)

Double glazed window to rear, radiator.

Shower Room

Three piece suite comprising shower area, vanity wash hand basin and low-level WC tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Paved driveway to the front of the property. Paved garden to the rear with planted borders and steps leading down to further garden area.

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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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 