



Manchester Road  
Mossley, OL5 9AN

**Offers over £200,000**



There's no agent like home



A delightful two-bedroom mid-terrace property set across three floors, located in the highly desirable area of Mossley. Offering stunning long-range views and positioned close to open countryside, this home provides the perfect balance of peaceful living while being just moments away from charming canal-side walks. The area is highly regarded and is in close proximity to local amenities, excellent transport links, and popular local schools.

The property opens with an entrance vestibule leading into a spacious and light-filled lounge on the ground floor, ideal for both relaxing and entertaining. On the lower ground floor, you'll find a fully-equipped kitchen/diner, perfect for family meals, along with a shower room for added convenience. The first floor houses two comfortable bedrooms, both offering ample space, and an additional shower room.

Outside, the rear of the property features an enclosed garden area, offering a private and low-maintenance outdoor space – perfect for gardening, al fresco dining, or simply enjoying the peaceful surroundings.

This property would make an ideal home for first-time buyers, or growing families. The combination of its picturesque location, proximity to nature, and accessibility to local services makes this a rare find in Mossley.

**\*\*Early viewing is highly recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge 23'5" x 13'9" (7.14m x 4.18m)

Double glazed window to front, two radiators, stairs leading to first floor, stairs leading to lower ground floor, double glazed French doors leading out to Juliette Balcony.

## LOWER GROUND FLOOR

### Hall

Door leading to Shower room, open plan to:

### Kitchen/Diner 16'10" x 13'9" (5.14m x 4.18m)

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, space for tumble dryer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear.

### Shower Room 6'0" x 7'9" (1.83m x 2.36m)

Two piece suite comprising shower area and low-level WC, tiled walls, radiator.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 10'8" x 13'9" (3.25m x 4.18m)

Double glazed window to front, radiator.

### Bedroom 2 9'6" x 8'7" (2.90m x 2.62m)

Double glazed window to rear, radiator.

### Shower Room 6'8" x 4'11" (2.03m x 1.51m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Enclosed garden 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/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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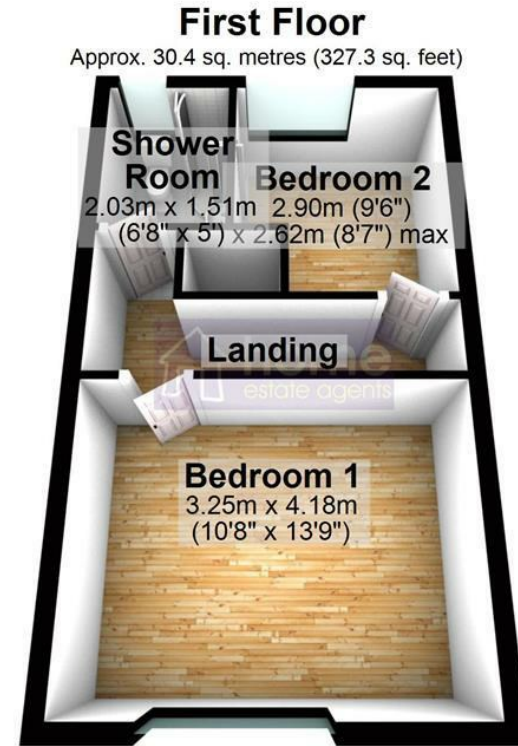
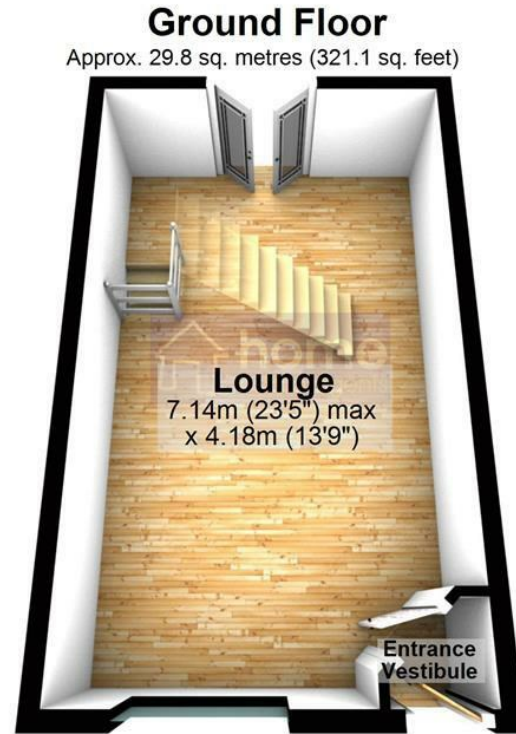
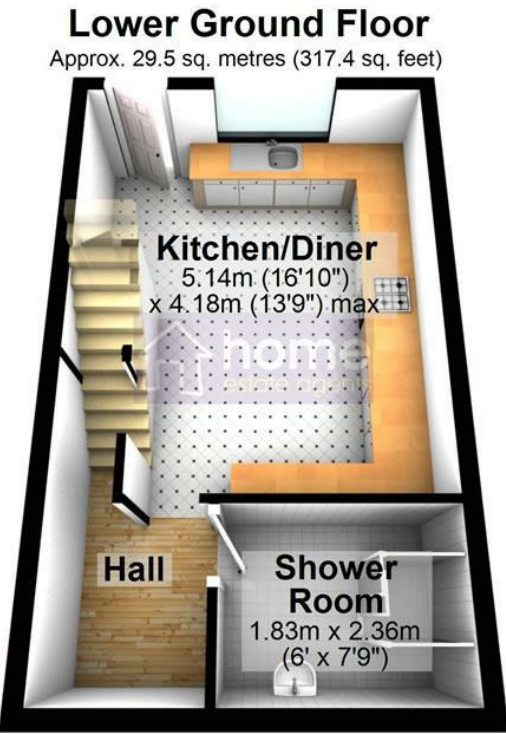












Total area: approx. 89.7 sq. metres (965.8 sq. feet)

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |