



## Mansfield View, Mossley, OL5 9LN

**Price £185,000**

Located in a popular location is this ready to move into two bedroom modern mews property being ideal for the first time buyer or buy to let investors and being conveniently located close to shops, schools and transport links.

The well planned and deceptively spacious accommodation briefly comprises: Entrance porch, good sized lounge and a fitted dining kitchen to the ground floor. Whilst to the first floor there are two good sized bedrooms and a newly fitted bathroom/WC. To the outside the property benefits from an excellent sized driveway to the front providing parking for three/four vehicles with the rear garden being of an excellent size, tiered with timber shed and gate to walkway. The property further benefits from gas central heating and Upvc double glazing ensuring that this property will appeal to even the most discerning of purchasers.

Popular Location - Viewing Highly Recommended!





## GROUND FLOOR

### Porch

Composite double glazed front door, door to lounge.

### Lounge

14'9" x 12'5" (4.50m x 3.78m)

Double glazed window to front, stairs to first floor, radiator, door to:

### Kitchen/Dining Room

8'4" x 12'5" (2.55m x 3.78m)

Double glazed window to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer, radiator, door to rear garden.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1

11'9" x 12'5" (3.57m x 3.78m)

Double glazed window to front, radiator.

### Bedroom 2

11'10" x 7'7" (3.61m x 2.31m)

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to rear, fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator.

## OUTSIDE

Block paved driveway to front with parking for several vehicles. Enclosed garden to rear with paved patio, steps leading up to lawned area with rear gate.

### Gardens & Driveway

Block paved driveway to front with parking for several vehicles. Enclosed garden to rear with paved patio, steps leading up to lawned area with rear gate.

## 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/herself 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.



Total area: approx. 56.1 sq. metres (604.0 sq. feet)

