

Micklehurst Road
Mossley, OL5 9JQ

Offers over £165,000



There's no agent like home

This beautifully presented two-bedroom stone mid-terrace property offers an ideal blend of charm, character, and modern living. Located in the highly desirable Bottom Mossley area, the home is perfectly situated close to a range of local amenities, reputable schools, and excellent transport links, making it an excellent choice for commuters and families alike. The nearby open countryside provides the opportunity to enjoy tranquil walks and outdoor activities, adding to the appeal of this fantastic location.

On the ground floor, you are welcomed into a cosy yet spacious lounge that serves as the heart of the home, leading to a thoughtfully designed open-plan kitchen/diner. This layout is perfect for hosting gatherings or enjoying family meals in a comfortable and stylish setting. Upstairs, the property features two well-proportioned double bedrooms, offering ample space and flexibility, along with a family bathroom that has been designed with both functionality and style in mind.

Externally, the property benefits from a charming stone-walled forecourt garden at the front, enhancing its curb appeal. To the rear, there is a private enclosed area with gated access, offering a low-maintenance outdoor space.

This property is impeccably presented throughout, ready for its new owners to move in and make it their own. Whether you're a first-time buyer, downsizer, or investor, this delightful home ticks all the boxes. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge 13'5" x 13'9" (4.08m x 4.19m)

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

Kitchen/Diner 10'2" x 13'9" (3.11m x 4.19m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1 10'5" x 13'9" (3.18m x 4.19m)

Double glazed window to front, radiator.

Bedroom 2 10'2" x 10'2" (3.11m x 3.11m)

Double glazed window to rear, radiator.

Bathroom 7'0" x 5'3" (2.13m x 1.60m)

Three piece suite comprising P shaped panelled bath with shower over, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Stone walled forecourt garden to the front. Enclosed low maintenance small garden area to the rear with gated access.

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.

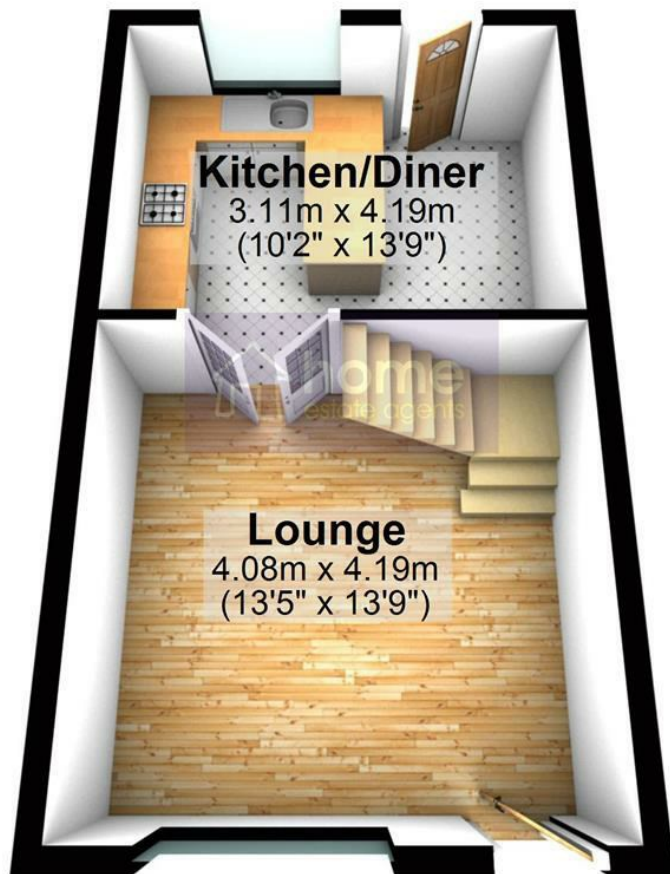
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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		82
(69-80) C	66	
(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