



Cecil Street
Mossley, OL5 0AJ

Offers over £235,000



There's no agent like home

Positioned in the ever-popular Top Mossley area, this immaculately presented two-bedroom terrace home with a loft room offers a perfect combination of modern comfort and traditional charm. Ideally located within walking distance of the train station, it provides excellent transport links for commuters, while also being close to well-regarded schools, local shops, and a wide range of amenities. Surrounded by beautiful open countryside, residents can enjoy picturesque walks and outdoor activities right on their doorstep.

Stepping inside, the property boasts an entrance vestibule leading into a beautifully presented lounge, creating a warm and inviting space to relax. The kitchen/diner at the rear provides the perfect setting for both everyday living and entertaining, offering ample space for dining and direct access to the rear garden.

On the first floor, there are two generously sized bedrooms, each tastefully decorated to a high standard, along with a stunning four-piece family bathroom. Featuring a luxurious roll-top bath and a separate shower, this elegant bathroom combines both style and functionality.

The second floor reveals a versatile loft room, bathed in natural light and enjoying breathtaking far-reaching countryside views.

Externally, the property boasts an impressive enclosed rear garden, designed for both relaxation and entertaining. The outdoor space features split-level patio areas, ideal for dining or lounging, along with a well maintained lawn and planted borders, adding charm and greenery to the setting.

Combining a sought-after location with stylish interiors and generous outdoor space, this stunning home is an excellent opportunity for buyers looking for both convenience and a picturesque setting.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 13'1" x 13'4" (4.00m x 4.07m)

Double glazed window to front, feature cast iron fireplace, radiator, stairs leading to first floor, door leading to:

Kitchen/Dining Room 11'6" x 13'4" (3.50m x 4.07m)

Fitted with a matching range of base and eye level units with worktop space over, inset Belfast sink and drainer with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, space for cooker, double glazed window to rear, door leading out to rear.

FIRST FLOOR

Landing

Stairs leading to second floor, door leading to:

Bedroom 1 9'5" x 13'4" (2.87m x 4.07m)

Double glazed window to front, radiator.

Bedroom 2 8'5" x 8'6" (2.57m x 2.60m)

Double glazed window to rear, radiator.

Bathroom 8'5" x 6'5" (2.57m x 1.95m)

Four piece suite comprising roll top bath with ornamental feet, wash hand basin, tiled shower enclosure and low-level WC, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room 19'10" x 13'4" (6.05m x 4.07m)

Two double glazed velux windows, radiator, far reaching views.

OUTSIDE

Generously sized garden to the rear with split level paved patio areas and good sized lawn with planted borders.

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

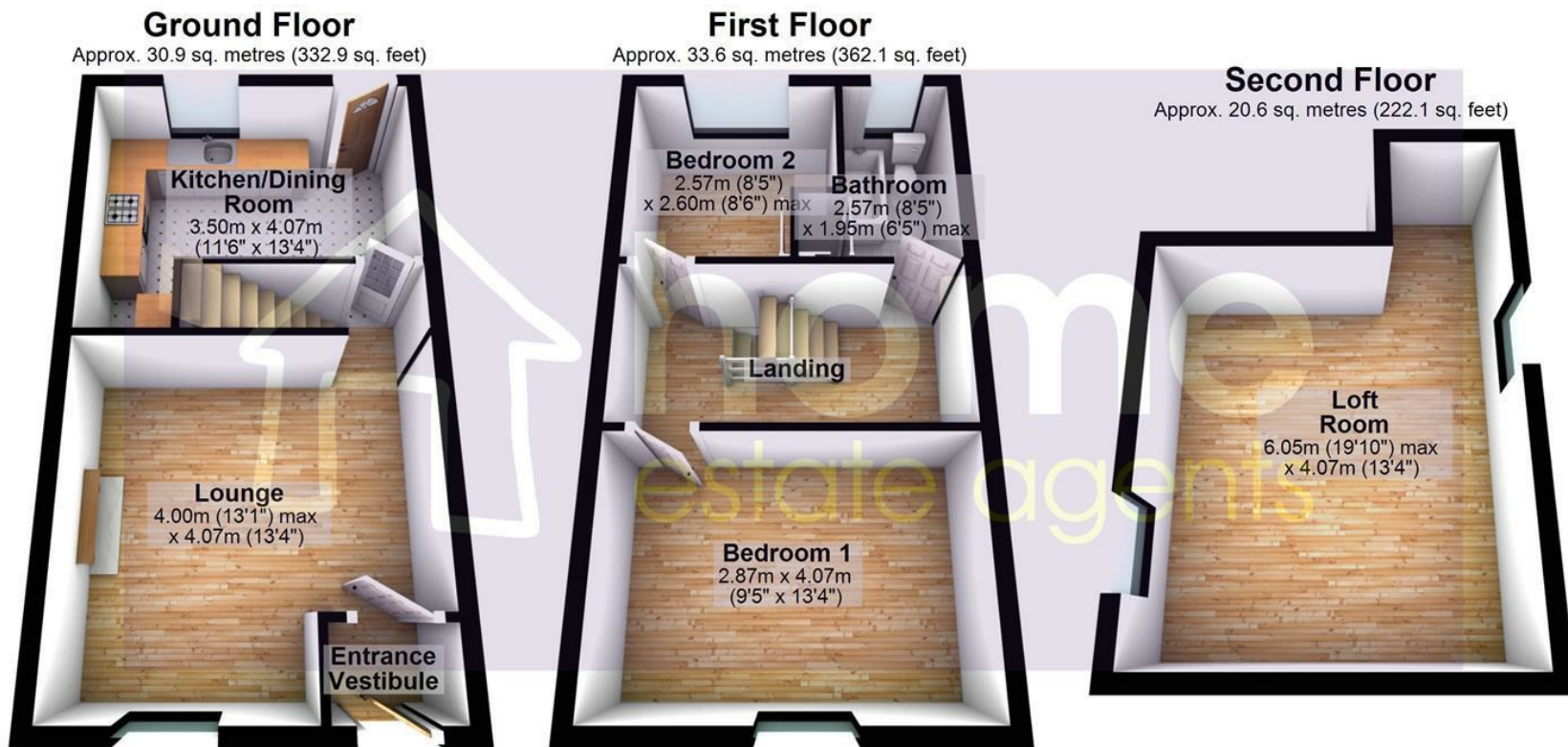
necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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. 85.2 sq. metres (917.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(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		
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