



Fox Platt Terrace
Mossley, OL5 0AH

Offers over £238,950



There's no agent like home

This charming two-bedroom stone end-terrace property offers a delightful cottage feel and is set in a quiet and highly sought-after part of Mossley. Enjoying a peaceful location with easy access to a wide range of amenities, it's just a short walk to Mossley train station, making it ideal for commuters. Excellent local schools, shops, cafes, and scenic countryside walks are all within easy reach, blending convenience with a semi-rural lifestyle.

Internally, the property is full of character and warmth. The ground floor features a cosy yet spacious lounge, perfect for unwinding after a long day, along with a versatile dining room that's great for family gatherings or entertaining. The kitchen is well-appointed and functional, the property also benefits from a ground floor bathroom. At the rear, the conservatory offers an additional living space with views onto the garden that bring a real sense of tranquility.

Upstairs, the home offers two large double bedrooms, each full of natural light and charm, along with a useful separate WC. The layout is both practical and flexible, ideal for couples, small families, or even those working from home.

What truly sets this home apart is the impressive outdoor space. A substantial lawned garden stretches to the rear and wraps around the side of the house, offering views and a sense of openness that is rare for this type of property. There is also a lovely wildlife garden, offering a natural sanctuary. Whether you envision a landscaped garden, space for children to play, or simply a private retreat to relax, this outdoor area offers endless possibilities.

Adding even more value, the property also includes a detached garage – perfect for additional storage.

With its blend of character, space, location, and potential, this beautiful stone cottage is a unique opportunity not to be missed and offers scope to personalise and make your own.



GROUND FLOOR

Lounge 13'0" x 13'4" (3.97m x 4.07m)
Double glazed window to front, feature inglenook fireplace with log burner, radiator, door leading to:

Inner Hallway
Stairs leading to first floor, open plan to dining room, door leading to:

Bathroom 4'10" x 8'11" (1.48m x 2.73m)
Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, double glazed window to side, double glazed window to side, radiator, part tiled walls.

Dining Room 7'6" x 13'4" (2.29m x 4.07m)
Double glazed window to rear, radiator, door leading to:

Kitchen 6'4" x 8'11" (1.92m x 2.73m)
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, built-in oven, built-in hob with extractor hood over, double glazed window to side, open plan to:

Conservatory 8'0" x 8'0" (2.44m x 2.43m)
Double glazed windows to sides, double glazed French door leading out to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 12'11" x 13'4" (3.93m x 4.07m)
Double glazed window to front, radiator.

Bedroom 2 10'6" x 10'4" (3.19m x 3.15m)
Double glazed window to rear, radiator.

WC
Two piece suite comprising, wash hand basin and low-level WC, double glazed window to rear.

OUTSIDE
Large outside lawned gardens to the side and rear featuring a lovely wildlife garden.

Garage 9'0" x 17'8" (2.75m x 5.40m)
Up and over door.

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 (965.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(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		
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