



Roughtown Road, Mossley, OL5 0SR

Offers over £235,000

This beautifully presented two-bedroom end-terrace cottage enjoys an elevated position in the highly sought-after Top Mossley area, offering breathtaking, uninterrupted views over the surrounding countryside. Perfectly combining traditional charm with modern comforts, the property is ideally located for those seeking a blend of rural tranquillity and everyday convenience, with easy access to Saddleworth, Uppermill, local shops, popular schools including Mossley Hollins High School, and excellent transport links.

Stepping inside, the cottage immediately impresses with its warm and inviting atmosphere. The lounge features a stunning brick fireplace with a log-burning stove, adding character and a cosy focal point—perfect for relaxing evenings. This sense of tradition is complemented by tasteful modern updates throughout, including a contemporary kitchen/diner, creating a practical and stylish area for cooking and entertaining.

On the first floor, there are two well-proportioned double bedrooms, along with a modern bathroom, along with a versatile loft room located on the second floor.

Externally, the property continues to impress with low-maintenance paved patio areas to both the front and rear, offering private spots to sit out and enjoy the stunning views and peaceful setting. To the side, a driveway provides valuable off-road parking.

Surrounded by an abundance of scenic walks, including bridleways and canalside paths, this home offers a wonderful opportunity to enjoy a lifestyle that balances outdoor beauty with comfortable, characterful living. This is a rare chance to own a home that seamlessly blends the charm of traditional features with the ease of modern updates in one of Mossley's most desirable settings.



GROUND FLOOR

Entrance Vestibule

Double doors to the front, door leading to:

Lounge

14'3" x 13'3" (4.35m x 4.04m)

Double glazed window to front, double glazed window to side, feature brick fireplace with log burner, stairs leading to first floor, open plan to:

Kitchen/Diner

8'2" x 13'3" (2.48m x 4.04m)

Fitted with a matching range of base and eye level units with wooden worktop space over, inset sink with mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

11'3" x 10'0" (3.43m x 3.06m)

Double glazed window to front, radiator, open plan to storage cupboard area.

Bedroom 2

8'10" x 7'3" (2.69m x 2.20m)

Double glazed window to rear, radiator.

Bathroom

5'9" x 5'9" (1.75m x 1.74m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, double glazed window to rear.

Stairs

Stairs leading up to second floor.

SECOND FLOOR

Loft Room

5'6" x 13'3" (1.68m x 4.04m)

Double glazed window to side, double glazed velux window.

OUTSIDE

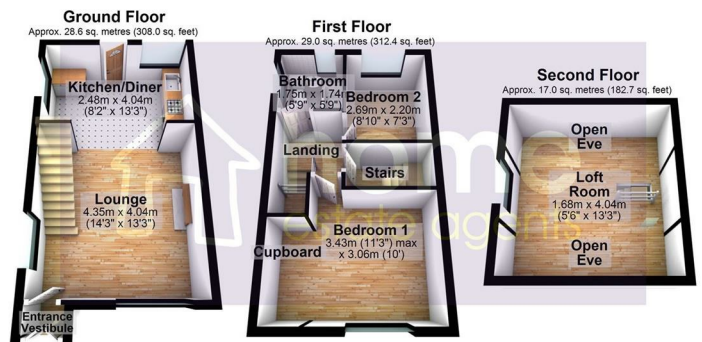
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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. 74.6 sq. metres (803.1 sq. feet)

