



Carrhill Road, Mossley, OL5 0SE

Offers in the region of £190,000

This deceptively spacious two-bedroom terraced home is set over three floors and offers a surprising amount of versatile living space, enhanced by three reception rooms and stunning far-reaching views. Perfectly positioned in the highly sought-after Top Mossley area, it enjoys the best of both convenience and lifestyle. Local shops, well-regarded schools, and everyday amenities are close at hand, while Mossley Train Station is only a short walk away, providing direct commuter links into Manchester City Centre and surrounding areas. For those who love the outdoors, the location is second to none, with access to a variety of picturesque walks including a local bridleway, peaceful canal-side routes, and the breathtaking landscapes of nearby Saddleworth.

Inside, the ground floor offers a lounge and a further reception room, flexible in use, whether as a cosy sitting room, home office, or playroom. The lower ground floor reveals a dining room that flows seamlessly into the kitchen, creating a sociable and practical heart of the home, perfect for family life or entertaining friends. On the first floor, there are two well-proportioned bedrooms alongside a fitted bathroom.

Externally, the property benefits from an enclosed private garden area to the rear, making it a lovely outdoor retreat.

Combining character, space, and an enviable location, this property presents an excellent opportunity for first-time buyers, young families, or anyone looking to enjoy the charm of Mossley living with easy access to Saddleworth and Manchester.



GROUND FLOOR

Lounge

11'7" x 15'7" (3.52m x 4.75m)

Double glazed window to front, radiator, stairs leading to first floor, stairs leading down to lower ground floor, open to:

Reception Room

9'0" x 15'7" (2.74m x 4.75m)

Two double glazed windows to rear, radiator.

LOWER GROUND FLOOR

Dining Room

10'10" x 15'7" (3.29m x 4.75m)

Radiator, open plan to:

Kitchen

9'0" x 15'7" (2.74m x 4.75m)

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

11'7" x 15'10" (3.52m x 4.83m)

Double glazed window to front, radiator.

Bedroom 2

9'0" x 10'4" (2.74m x 3.16m)

Double glazed window to rear, radiator.

Bathroom

5'11" x 6'3" (1.80m x 1.90m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, double glazed window to rear, radiator.

OUTSIDE

Enclosed garden area to the rear with stunning long range views.

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. 89.6 sq. metres (964.7 sq. feet)

