



## Vernon Street, Mossley, OL5 0BT

**Offers over £159,950**

This well-presented two bedroom mid-terrace property is offered for sale with no vendor chain and is perfectly positioned in the highly sought-after Top Mossley area. Ideally situated for convenient access to a range of local amenities, independent shops, cafés and the nearby train station, it also places picturesque countryside walks and the Saddleworth villages within easy reach, making it an excellent choice for both commuters and outdoor enthusiasts.

An ideal home for first-time buyers or investors, the property offers a surprising amount of space, further enhanced by the benefit of a useful cellar and a private yard to the rear.

The ground floor features a welcoming lounge leading through to the kitchen, while the first floor hosts two well-proportioned bedrooms and a bathroom. Externally, the rear yard provides a private, low-maintenance outdoor space with gated access.

With its desirable location, practical layout and added potential, this charming terrace presents a fantastic opportunity in one of Mossley's most popular residential spots. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Lounge

12'2" x 12'6" (3.72m x 3.81m)

Double glazed window to front, fireplace, radiator, door to:

### Kitchen

10'6" x 9'2" (3.20m x 2.80m)

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, space for cooker, two double glazed windows to rear, radiator, stairs leading to first floor, door leading out to rear.

## BASEMENT

### Cellar

10'2" x 10'10" (3.11m x 3.30m)

## FIRST FLOOR

### Landing

Doors leading to :

### Bedroom 1

9'0" x 12'6" (2.74m x 3.81m)

Double glazed window to front, radiator.

### Bedroom 2

7'6" x 12'6" (2.29m x 3.81m)

Double glazed window to rear, radiator, built-in storage cupboard.

### Bathroom

5'10" x 6'2" (1.78m x 1.87m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls.

## OUTSIDE

Yard area to the rear with gated access.

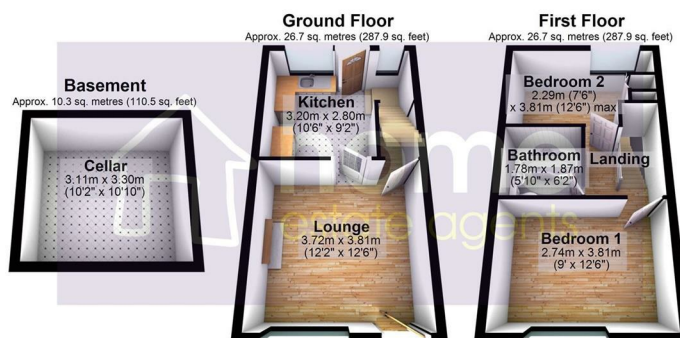
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Before we can accept an offer for any property we will need

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. 63.8 sq. metres (686.3 sq. feet)

