



## Egerton Street, Mossley, OL5 0QR

**Offers over £189,950**

A well-presented and inviting two-bedroom terraced property, located in the highly sought-after area of Top Mossley, enjoying a convenient position close to the local village centre, popular schools, a range of amenities and beautiful surrounding countryside. The property has been carefully maintained and tastefully presented throughout, creating a welcoming home that is ready to move into and ideally suited to a first-time buyer, professional couple or those seeking to downsize.

The accommodation is arranged over two floors and begins with an entrance vestibule that opens into a bright and comfortable lounge, offering a pleasant space for relaxing and entertaining. To the rear of the property is a fitted kitchen/diner, providing good storage and worktop space along with ample room for a dining table, making it ideal for both everyday living and social occasions.

To the first floor are two well-proportioned bedrooms, both offering comfortable accommodation, alongside a modern shower room fitted with contemporary fixtures and finishes. Externally, the property benefits from an enclosed rear yard, providing a private and low-maintenance outdoor space suitable for seating or storage.

Overall, this attractive home combines a desirable location with well-balanced accommodation and early viewing is strongly recommended.



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

14'0" x 14'0" (4.27m x 4.27m)

Double glazed window to front, feature fireplace with inset fire, radiator, door leading to:

### Kitchen/Diner

12'9" x 14'0" (3.89m x 4.27m)

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 rear, radiator, stairs leading to first floor, open to storage cupboard, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

14'2" x 14'0" (4.32m x 4.27m)

Double glazed window to front, radiator.

### Bedroom 2

12'7" x 8'10" (3.84m x 2.69m)

Double glazed window to rear, radiator.

### Shower Room

7'6" x 4'10" (2.29m x 1.48m)

Three piece suite comprising walk-in shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Yard area to the rear.

## 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. 70.5 sq. metres (758.8 sq. feet)

