



Back Cecil Street, Mossley, OL5 0AT

Offers in the region of £170,000

Offered for sale with no vendor chain, this beautifully refurbished two-bedroom terraced property presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Situated in the highly sought-after area of Top Mossley, the property has recently undergone a comprehensive refurbishment programme and is ready for immediate occupation, allowing any prospective purchaser to simply move straight in and enjoy.

Ideally positioned within walking distance of the vibrant Mossley town centre and Mossley train station, the property benefits from excellent transport links for commuters travelling into Manchester and beyond. A range of well-regarded schools, local shops, cafes, and everyday amenities are all within easy reach. The surrounding area is renowned for its stunning countryside, offering picturesque walks, canal-side routes, and an abundance of outdoor recreational opportunities right on the doorstep.

The accommodation comprises a welcoming lounge and a newly fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a modern bathroom suite. Combining a desirable location, stylish presentation, and the added advantage of no onward chain, this is a fantastic opportunity to acquire a turnkey home in one of Mossley's most popular residential locations.



Lounge

10'9" x 14'6" (3.27m x 4.42m)

Door to front, double glazed window to front, feature fireplace, open to:

Kitchen

14'1" x 7'7" (4.30m x 2.31m)

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 radiator, door leading out to rear, stairs leading to first floor.

FIRST FLOOR**Landing**

4'9" x 4'9" (1.46m x 1.46m)

Doors leading to:

Bedroom 1

11'3" x 9'1" (3.42m x 2.77m)

Double glazed window to front, radiator.

Bedroom 2

10'11" x 8'7" (3.34m x 2.61m)

Double glazed window to rear.

Bathroom

8'9" x 4'9" (2.67m x 1.46m)

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

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.



Total area: approx. 50.9 sq. metres (548.4 sq. feet)

