

**Church Lane, Mossley, OL5 9HY****Offers in the region of £185,000**

Selling a well-presented two bedroom property with no vendor chain, ideal for first-time buyers or those looking to downsize. This lovely home is ready to move straight into and offers a great combination of comfort, style, and convenience. Nestled in a peaceful and highly sought-after area of Mossley, it enjoys a tranquil setting within walking distance of local shops, cafés, and amenities, while being only minutes from picturesque countryside walks and open green spaces. The property also lies close to well-regarded local schools, making it a popular choice for young families. Mossley railway station is just a short stroll away, providing excellent commuter links into Manchester city centre.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge/diner with French doors opening onto the rear garden, and a modern fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a contemporary bathroom.

Externally, there is a forecourt garden to the front and an enclosed garden to the rear with a paved patio, artificial lawn, and raised decking area — perfect for outdoor dining or relaxing. Offering move-in ready accommodation in a fantastic location, this home is sure to attract plenty of interest.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, door leading to:

Lounge/Diner

18'1" x 13'2" (5.52m x 4.02m)

Double glazed window to front, two radiators, double glazed French doors leading out to rear garden, open to:

Kitchen

9'0" x 8'0" (2.75m x 2.44m)

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, door to storage cupboard.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

8'8" x 15'10" (2.65m x 4.82m)

Two double glazed windows to front, radiator, built-in wardrobes.

Bedroom 2

9'1" x 9'1" (2.77m x 2.76m)

Double glazed window to rear, radiator.

Bathroom

6'11" x 6'5" (2.11m x 1.96m)

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

OUTSIDE

Forecourt garden to the front. Enclosed garden to the rear with paved patio, artificial lawn and raised decking area.

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. 52.9 sq. metres (569.9 sq. feet)

