home estate agents

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Lorne Street, Mossley, OL5 0HH

Offers in the region of £170,000

This well presented two bedroom mid terraced property is situated in the highly desirable Top Mossley area and is offered for sale with no vendor chain, making it an ideal opportunity for first time buyers, young families or those looking to downsize. Conveniently located close to a range of local amenities, schools and transport links, the property is also within walking distance of the shops, cafes and restaurants along Stamford Street. The home falls within the catchment area for the highly regarded Mossley Hollins High School and is perfectly positioned for those who enjoy the outdoors, with scenic walks nearby including Hartshead Pike and the picturesque Huddersfield Narrow Canal leading towards Greenfield, Uppermill and beyond.

The accommodation comprises a welcoming lounge and fitted kitchen to the ground floor, while to the first floor there are two bedrooms and a modern shower room. A useful loft room to the second floor provides additional versatile space.
Externally, the property benefits from a communal garden area to the rear, creating an enjoyable outdoor space. Offering a fantastic combination of convenience, character and location, this is a property sure to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate the accommodation, sought-after location and potential this charming home has to offer.







GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Lounge
14'6" x 13'7" (4.43m x 4.14m)
Double glazed window to front, door leading to:

Kitchen
12'2" x 13'7" (3.70m x 4.14m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with drainer and taps, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, double glazed window to rear, radiator, stairs leading to first floor.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
14'10" x 13'7" (4.51m x 4.14m)
Double glazed window to front, radiator.

Bedroom 2
9'2" x 8'5" (2.79m x 2.56m)
Double glazed window to rear, radiator, door to storage cupboard.

Shower Room
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator.

SECOND FLOOR

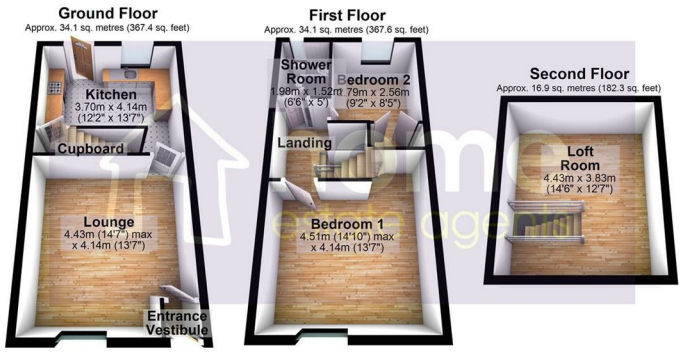
Loft Room
14'6" x 12'7" (4.43m x 3.83m)
Double glazed velux window to rear.

OUTSIDE
Communal garden 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. 85.2 sq. metres (917.2 sq. feet)







Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk