



## King Street, Mossley, OL5 9HX

**Price £165,000**

Well presented two-bedroom terraced property located in the ever-popular area of Mossley, offered for sale with no vendor chain and benefiting from a detached garage to the rear.

Ideally positioned within close proximity to Mossley town centre, the property enjoys easy access to a wide range of local amenities, excellent transport links, and popular local schools, making it the perfect choice for first-time buyers, growing families, or professionals alike.

To the ground floor there is an entrance vestibule leading into a bright and welcoming lounge which is open plan to the dining room, creating a fantastic space for entertaining and family living. The kitchen is fitted with a range of units and provides access to the bathroom which is also located on the ground floor. To the first floor are two well-proportioned bedrooms, both offering plenty of natural light.

Externally, there is a detached garage to the rear providing useful storage or off-road parking, while the property also benefits from a small yard area. Residents will also love the nearby canalside and countryside walks, ideal for those who enjoy outdoor living while still being close to everyday conveniences.

This lovely home combines character, practicality, and a highly sought-after location — early viewing is highly recommended to avoid disappointment.



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

12'1" x 13'0" (3.68m x 3.96m)

Double glazed window to front, feature fireplace with inset fire, radiator, open plan to:

### Dining Area

11'9" x 13'0" (3.59m x 3.96m)

Double glazed window to rear, radiator, door to storage cupboard, stairs leading to first floor, open to:

### Kitchen

8'1" x 10'2" (2.46m x 3.09m)

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, double glazed window to side, open to:

### Hall

Door leading out to side, door leading to:

### Bathroom

4'4" x 8'0" (1.31m x 2.44m)

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

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'1" x 13'0" (3.68m x 3.96m)

Double glazed window to front, radiator.

### Bedroom 2

12'2" x 10'0" (3.71m x 3.04m)

Double glazed window to rear, radiator.

## OUTSIDE

Yard area and detached garage to the rear.

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