



Tame Valley Close, Mossley, OL5 9HD

Offers over £177,000

This well-presented two-bedroom ground floor apartment is tucked away in a quiet cul-de-sac within a sought-after area of Mossley, enjoying a superb position adjacent to the picturesque Huddersfield Canal. Perfect for those who appreciate peaceful surroundings and easy access to nature, the location offers a variety of scenic walks and cycle routes right on the doorstep, while still being within convenient reach of Mossley's local shops, cafés, amenities and excellent transport links, including nearby rail and bus routes.

The accommodation is thoughtfully arranged and features a bright and welcoming lounge, enhanced by French doors that open directly onto a private artificial lawn area. This outdoor space provides an ideal spot for morning coffee or evening relaxation while taking in the charming canal-side outlook. The modern kitchen offers ample storage and workspace, making it well suited to everyday living. There are two well-proportioned double bedrooms, each offering comfortable accommodation, along with a neatly appointed bathroom.

Externally, the development benefits from a communal grassed area to the front, adding to the pleasant setting, as well as residents' parking for added convenience. With its attractive waterside position, well-maintained interiors and desirable location, this apartment presents an excellent opportunity for first-time buyers, downsizers or those seeking a low-maintenance home in a tranquil yet well-connected area. ****Viewing Highly Recommended****



Hall

Doors to two good sized storage cupboards, doors leading to:

Lounge

11'2" x 14'2" (3.41m x 4.32m)

Two double glazed windows to rear, electric radiator, double door, door to:

Kitchen

9'4" x 9'3" (2.85m x 2.81m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, door to:

Bedroom 1

12'6" x 10'8" (3.80m x 3.25m)

Double glazed window to front, door to:

Bedroom 2

11'8" x 9'3" (3.55m x 2.81m)

Double glazed window to front, door to:

Bathroom

7'0" x 5'9" (2.13m x 1.76m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail, door to:

OUTSIDE

Private artificial lawn area to the rear overlooking the canal. Communal grassed area to the front and residents parking.

DISCLAIMER

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