home estate agents

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Audley Street, Mossley, OL5 9NQ

Offers over £199,950

This attractive two bedroom end terraced property is well presented throughout and offers ready-to-move-into accommodation, making it an excellent choice for first time buyers, professional couples or those looking to downsize without compromising on space or location. Situated in a cul-de-sac just off Egmont Street in Mossley, the property enjoys a tucked-away setting while remaining within easy reach of local amenities, well-regarded schools, the train station with links to Manchester and surrounding areas, and a variety of picturesque countryside walks.

The ground floor accommodation comprises a welcoming lounge to the front of the property, complete with a log burner that creates a warm and inviting focal point, perfect for cosy evenings. To the rear is a kitchen/dining room fitted with a range of units and offering ample space for dining and entertaining. A separate utility room provides additional storage and practicality.

To the first floor there are two bedrooms, offering comfortable accommodation and a modern shower room.

Externally, the property benefits from a paved forecourt garden to the front. To the rear there is an enclosed paved yard, with steps leading up to a further garden area which offers additional space. This delightful home combines character features with modern touches in a highly convenient yet peaceful location, and early viewing is highly recommended.

GROUND FLOOR

Lounge
12'10" x 11'10" (3.91m x 3.61m)
Door to front, two double glazed windows to front, feature brick inglenook fireplace, radiator, door leading to:

Kitchen/Dining Room
13'6" x 11'10" (4.11m x 3.61m)
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 dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door leading to:

Utility Room
7'2" x 5'0" (2.18m x 1.52m)
Plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator, door leading out to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'10" x 11'10" (3.91m x 3.61m)
Double glazed window to front, radiator.

Bedroom 2
10'4" x 7'7" (3.15m x 2.32m)
Double glazed window to rear, radiator, door to storage cupboard.

Shower Room
Three piece suite with comprising, shower enclosure, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

OUTSIDE
Forecourt garden to the front of the property. Enclosed paved yard to rear with steps up to further garden 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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