home estate agents

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Argyle Street, Mossley, OL5 0HG

Offers in the region of £165,000

This well presented two bedroom end terraced property offers deceptively spacious accommodation, enhanced by a converted basement room providing versatile additional living space ideal for a home office, playroom, gym or occasional reception room.

Offered for sale with no vendor chain, the property is situated in the highly sought after area of Top Mossley, the property enjoys a convenient position close to a range of local amenities, well regarded schools and excellent transport links, including Mossley train station for those commuting to Manchester and surrounding areas. Mossley Park is also nearby, offering a pleasant green space for leisure walks and outdoor activities.

Internally, the accommodation briefly comprises an entrance vestibule leading into a comfortable lounge and fitted kitchen to the ground floor, while access from the kitchen leads down to the useful converted basement room. To the first floor there are two well proportioned bedrooms and a family bathroom.

This attractive home would make an excellent purchase for first time buyers, young families or those looking to downsize while remaining close to local amenities and countryside walks.

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Lounge
14'8" x 13'1" (4.47m x 3.99m)
Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

Kitchen
11'7" x 13'1" (3.53m x 3.99m)
Fitted with a matching range of base units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, 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 stairs down to Cellar, door leading out to rear.

BASEMENT

Cellar
11'7" x 11'7" (3.53m x 3.53m)
Double glazed window to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
14'8" x 13'1" (4.47m x 3.99m)
Double glazed window to front, radiator.

Bedroom 2
8'6" x 7'1" (2.59m x 2.15m)
Double glazed window to rear, door to storage cupboard.

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

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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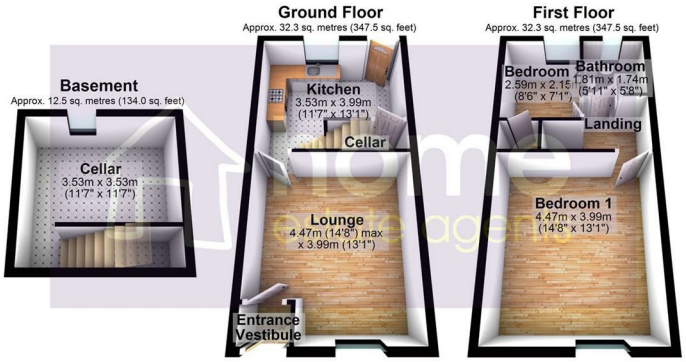

Total area: approx. 77.0 sq. metres (829.1 sq. feet)

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