



Station Road, Mossley, OL5 9HU

Offers over £275,000

This well-presented three bedroom semi-detached dormer bungalow is tucked away in an elevated position just off Station Road in the ever popular area of Bottom Mossley. The property enjoys a peaceful setting while remaining conveniently close to local shops, well regarded schools and excellent transport links, including Mossley railway station. Surrounded by beautiful countryside, the location is perfect for those who enjoy walking and outdoor pursuits, with a variety of scenic routes right on the doorstep. Local amenities and schools, including Mossley Hollins, are also within easy reach, making this an ideal home for families or those looking for versatile living accommodation.

The accommodation begins with a welcoming hallway which leads through to a spacious lounge with doors opening into a bright conservatory, providing an additional reception space and pleasant views over the garden. The kitchen offers ample space for everyday cooking and storage, while the dining room provides flexible living and could easily be used as a second bedroom depending on personal preference. A further bedroom and a bathroom complete the ground floor layout, offering convenient single-level living if required.

To the first floor is the main bedroom, a generous and private space benefitting from its own en-suite shower room and a walk-in wardrobe, creating a comfortable principal suite.

Externally, the property features a low maintenance front garden with a small artificial lawn area and planted borders. To the rear is an enclosed garden with a lawn and paved patio area, ideal for outdoor seating and entertaining. Steps lead up to a raised decking area which enjoys long range views across the surrounding area. The rear of the property also provides access to off road parking and a detached garage.



GROUND FLOOR

Hallway

Door to side, stairs leading to first floor, doors leading to:

Lounge

11'10" x 10'4" (3.61m x 3.16m)

Two double glazed windows to rear, two radiators, double doors leading to:

Conservatory

Double glazed windows to rear and side, double glazed French doors opening out to rear garden.

Dining Room / Bedroom 2

12'9" x 10'4" (3.88m x 3.16m)

Double glazed window to front, radiator.

Kitchen

8'10" x 8'10" (2.69m x 2.69m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to front.

Bedroom 3

8'0" x 9'0" (2.44m x 2.74m)

Double glazed window to rear, radiator.

Bathroom

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

FIRST FLOOR

Main Bedroom

16'9" x 14'2" (5.10m x 4.31m)

Double glazed window to rear, double glazed window to front, doors leading to:

En-suite Shower Room

Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC, double glazed window to rear.

Walk-in Wardrobe

8'3" x 5'1" (2.51m x 1.54m)

Double glazed window to front.

OUTSIDE

Low maintenance garden to the front with artificial lawn area and planted borders. Enclosed garden to the rear with lawn, paved paint area, steps leading up to raised decking area with far reaching views and gated access to the rear and detached garage.

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.

WWW.HOME EA.CO.UK

