



Cocksfoot Drive  
Mossley, OL5 9JA

Price £325,000



There's no agent like home



\*\*\*FREEHOLD\*\*\*This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three well-designed floors, ideal for modern family living and is offered with no vendor chain. Situated in the highly desirable Mossley area, the property enjoys a prime location close to a range of local amenities, popular schools including Mossley Hollins. Excellent transport links, with Mossley train station within easy reach, make it perfect for commuters and families alike. For those who appreciate the outdoors, Stamford Golf Club and scenic open countryside are just a short distance away, offering fantastic opportunities for leisure and recreation.

Upon entering the property, you are welcomed by a spacious hallway leading to a convenient downstairs WC and a well-appointed kitchen, offering both functionality and style. The generous lounge to the rear provides a warm and inviting space for relaxation, featuring French doors that open into a bright conservatory—an ideal spot for enjoying natural light and views of the garden throughout the year.

The first floor comprises two double bedrooms, both offering flexible space for children, guests, or a home office, along with a contemporary family bathroom fitted with modern fixtures. The top floor is dedicated to the main bedroom, which enjoys added privacy and features a stylish en-suite shower room, creating a peaceful retreat.

Externally, the property continues to impress with a neat lawned garden to the front and a driveway to the side, providing ample off-road parking. To the rear and side the property benefits from a generous enclosed garden, a lower lawned area provides a great outdoor space, while steps lead up to tiered sections - ideal for entertaining, children's play or gardening enthusiasts.

Immaculately maintained and ready to move into, this home combines practicality, comfort, and location - making it a must see for a range of buyers in a sought after residential ar





## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to front.

### Kitchen 11'5" x 6'3" (3.48m x 1.91m)

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 with extractor hood over, double glazed window to front.

### Lounge 14'6" x 13'7" (4.41m x 4.13m)

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

### Conservatory 9'11" x 10'0" (3.02m x 3.05m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Stairs leading to second floor, doors leading to:

### Bedroom 2 10'0" x 13'7" (3.06m x 4.13m)

Double glazed window to rear, radiator.

### Bedroom 3 8'9" x 13'7" (2.66m x 4.13m)

Double glazed window to front, radiator.

### Bathroom 6'10" x 6'4" (2.08m x 1.93m)

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

## SECOND FLOOR

### Landing

Door to eaves storage area, door to storage cupboard, door leading to:

### Bedroom 1 14'3" x 10'2" (4.34m x 3.09m)

Double glazed window to front, radiator, door leading to:

### En-suite Shower Room 6'8" x 6'8" (2.02m x 2.03m)

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, double glazed velux window, radiator.

## OUTSIDE

Lawned garden to the front of the property with driveway to the side. Enclosed good sized garden to the rear and side with lawn area and steps leading up to tiered sections.

## DISCLAIMER

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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. 104.6 sq. metres (1126.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 