



## Stablefold, Mossley, OL5 0DJ

Offers over £325,000

A wonderful opportunity to acquire this two bedroom detached bungalow, offered for sale with no vendor chain. Ideally positioned in a well-regarded cul-de-sac in the ever-popular area of Mossley, the property combines convenience with tranquility, enjoying excellent transport links and a range of amenities close by. Nestled in an enviable setting, it benefits from long-range views to the front and a stunning open countryside backdrop to the rear, offering both privacy and picturesque surroundings.

Internally, the accommodation comprises a welcoming entrance hall leading into a bright and spacious lounge/diner, perfect for both relaxation and entertaining. The kitchen is well-appointed and provides ample storage and worktop space. There are two bedrooms, both with patio doors that open directly into the conservatory, creating a seamless link between indoor and outdoor living and allowing natural light to flood the space. A four-piece bathroom completes the internal layout.

Externally, the property continues to impress. To the front, a neat lawned garden and driveway provide off-road parking and lead to the garage. To the rear, the enclosed garden is not overlooked, offering a peaceful retreat. It features a low-maintenance artificial lawn area, steps rising to a rockery with established planting, and at the top, a mature section that provides a truly special vantage point. From here, you can enjoy sweeping panoramic views to the front and the most beautiful countryside outlook to the rear—ideal for those who appreciate outdoor space and scenic surroundings.

This bungalow presents an exciting opportunity for a wide variety of buyers, including those looking to downsize, move to a more peaceful location, or put their own stamp on a home with excellent potential.





## GROUND FLOOR

### Entrance Hall

Door to front, double glazed window to front, radiator, double doors to storage cupboard, door leading to:

### Lounge/Diner

15'0" x 20'3" (4.57m x 6.18m)

Double glazed bow window to front, feature fireplace with inset fire, two radiators, door leading to:

### Hall

Door to storage cupboard, doors leading to:

### Kitchen

12'0" x 8'4" (3.66m x 2.54m)

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 side, radiator, door leading out to side.

### Bathroom

8'8" x 8'2" (2.64m x 2.50m)

Four piece suite comprising bath, wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, radiator.

### Bedroom 1

12'8" x 11'6" (3.87m x 3.51m)

Radiator, double glazed sliding patio door opening to conservatory.

### Bedroom 2

9'10" x 8'6" (3.00m x 2.59m)

Radiator, double glazed sliding patio door opening to conservatory.

### Conservatory

7'8" x 17'3" (2.34m x 5.26m)

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

## OUTSIDE

Lawned garden to the front of the property with driveway leading to the garage. Enclosed garden to the rear with artificial lawn and steps leading up to rockery mature planted area with stunning long range views.

### Garage

16'0" x 8'0" (4.87m x 2.44m)

Electric roller door to the front.

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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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