



Brooklands Close, Mossley, OL5 0NJ

Offers over £259,950

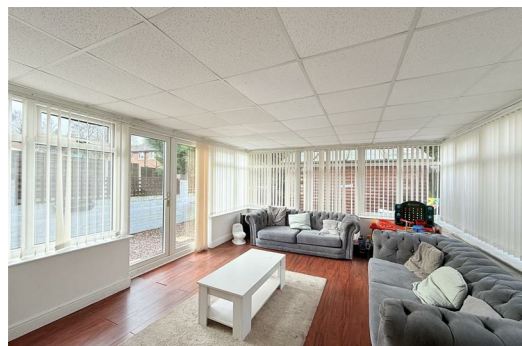
Situated on a cul-de-sac in the highly regarded Top Mossley area, this appealing property is offered for sale with no vendor chain, providing an excellent opportunity for first-time buyers, growing families or downsizers. Its position is ideal, being just a short stroll from the heart of Top Mossley where you'll find a great mix of independent shops, cafés, well-regarded schools, and superb transport links. Mossley train station is within easy reach, offering direct routes into Manchester, while the surrounding landscape provides countless countryside walks and convenient access to Saddleworth's beautiful villages.

Inside, the home offers versatile accommodation. The entrance hall leads to large bedroom, perfect for those needing an additional sleeping space, home office, or cosy sitting room. To the rear sits a spacious kitchen/diner with ample room for a family table and excellent potential for further modernisation to suit personal tastes. Beyond this is a bright conservatory, currently used as the main lounge area, which creates a lovely connection to the garden and adds an extra sociable living space ideal for relaxing or entertaining.

Upstairs, there are two well-proportioned double bedrooms, along with a three-piece bathroom.

Externally, the property has a low-maintenance gravelled garden to the front and a generous enclosed garden wrapping around the side and rear. The outside space is designed for ease, featuring gravelled sections and an artificial lawn area. Off-road parking is available to the side, providing practical convenience.

Overall, this is a wonderfully flexible home in a sought-after location, offering plenty of potential and immediate vacant possession for those ready to make their move.



GROUND FLOOR

Entrance Hall

Door to front, door leading to storage cupboard, door leading to:

Kitchen/Diner

14'10" x 15'1" (4.52m x 4.61m)

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 washing machine, space for fridge/freezer, space for cooker, radiator, stairs leading to first floor, sliding door leading to the conservatory, door leading to:

Lounge/Bedroom 3

8'8" x 7'3" (2.64m x 2.21m)

Double glazed window to front, radiator, fitted bed.

Conservatory

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

FIRST FLOOR

Landing

Radiator, door to storage cupboard, doors leading to:

Bedroom 1

9'7" x 12'3" (2.91m x 3.74m)

Double glazed window to rear, radiator.

Bedroom 2

9'3" x 9'0" (2.81m x 2.74m)

Double glazed window to front, radiator.

Bathroom

6'0" x 5'10" (1.83m x 1.77m)

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

OUTSIDE

Slate garden area to the front. Enclosed gravelled garden to the side and rear with an artificial lawn area. Off road parking to the side of the property.

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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