



Valley Close, Mossley, OL5 0NH

Price £267,500

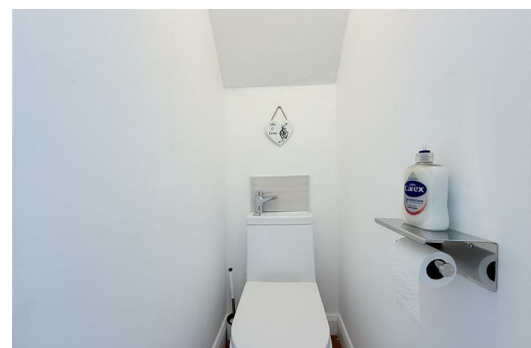
This beautifully presented four-bedroom semi-detached home is situated in an elevated position within a quiet cul-de-sac in the highly desirable area of Top Mossley and offered with no vendor chain. Boasting a peaceful setting and long-range views, the property is perfectly placed for those seeking a balance of countryside living and urban convenience. Just moments from scenic countryside walks, including the popular Hartshead Pike, it also benefits from excellent local amenities, schools within the catchment area, and superb transport links, with Mossley train station offering easy access to Manchester and beyond.

The accommodation is versatile and well-proportioned, making it ideal for families or those needing flexible living space. The entrance hall opens into a light and airy lounge with patio doors that lead out to the front garden, creating a seamless indoor-outdoor connection. The kitchen/diner provides ample space for cooking, dining, and entertaining, while two ground-floor bedrooms offer flexibility and could be used as a formal dining room, office, or guest rooms. A convenient ground floor WC completes this level.

Upstairs, there are two further generously sized bedrooms and a modern four-piece family bathroom, providing comfort and practicality for everyday living.

Outside, the front of the property features steps with attractive planted borders, leading to a raised patio and decking area – perfect for relaxing and taking in the elevated views. The home also benefits from a garage and off-road parking. To the rear, the enclosed garden offers privacy and tranquility, with a paved patio area and steps leading up to a lawned space that backs directly onto open countryside, offering uninterrupted green views and a lovely sense of seclusion.

This is a rare opportunity to acquire a spacious and adaptable home in a sought-after location, ideal for those who enjoy outdoor living without compromising on access to amenities and transport.



GROUND FLOOR

Entrance Hall

Door to front two double glazed windows to front, door to storage cupboard, door leading to:

Lounge

16'3" x 10'9" (4.96m x 3.27m)

Radiator, sliding double glazed patio door opening up to front, open plan to:

Inner Hallway

Double glazed window to side, stairs leading to first floor, doors leading to:

Kitchen/Diner

13'10" x 8'6" (4.22m x 2.58m)

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, plumbing for dishwasher, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, door leading out to rear.

Bedroom 3

10'2" x 11'3" (3.10m x 3.43m)

Double glazed window to rear, radiator.

Bedroom 4

11'4" x 9'0" (3.46m x 2.74m)

Double glazed window to side, radiator.

WC

Fitted with low-level WC with integrated wash hand basin.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

15'5" x 10'6" (4.70m x 3.19m)

Double glazed window to front, radiator, open plan to eaves storage area.

Bedroom 2

8'3" x 11'2" (2.52m x 3.41m)

Double glazed window to rear, radiator.

Bathroom

8'6" x 8'10" (2.59m x 2.69m)

Four piece suite comprising bath, vanity wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to side, heated towel rail.

OUTSIDE

Garage and off road parking to the front, steps lead up to the

property with planted borders leading to paved patio and decking area with far reaching views. Enclosed garden to the rear with paved patio and steps leading up to lawn area which backs onto open countryside.

The property also benefits from a wired alarm system.

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. 99.3 sq. metres (1068.9 sq. feet)

