



Huddersfield Road, Mossley, OL5 9LD

Offers over £299,950

A very well presented and deceptively spacious three bedroom stone built mid terrace property arranged over four floors, offering versatile and flexible living space that makes it an ideal home for the growing family. Nestled in the ever popular area of Mossley, the property enjoys a convenient position close to local amenities, highly regarded schools including Mossley Hollins High School, and excellent transport links with the nearby train station providing a direct service into Manchester. For those who love the outdoors, the surrounding countryside and open walks are right on the doorstep, with far reaching scenery to enjoy directly opposite the property.

The accommodation has been thoughtfully planned to make the most of the generous space on offer. The ground floor features a welcoming lounge filled with natural light and a well equipped kitchen/diner creating a sociable hub of the home. The lower ground floor extends the living space even further, providing a second lounge with direct access to the rear garden – perfect for entertaining or relaxing – along with a practical utility room, shower room and a useful storage room.

To the first floor there are two well proportioned bedrooms alongside a modern family bathroom. The top floor reveals a further spacious double bedroom, enhanced by elevated views to the rear which create a truly stunning outlook. Externally, parking is available to the front of the property, while the rear enjoys a private, low maintenance garden, incorporating stone paving, an area of artificial lawn and a decked seating space ideal for outdoor dining or relaxation.

This is a superb opportunity to acquire a characterful family home in a highly desirable location, combining everyday convenience with countryside living, and viewing comes highly recommended to fully appreciate the space and setting on offer.



GROUND FLOOR

Lounge

13'2" x 17'10" (4.02m x 5.44m)

Door to front, two double glazed windows to front, feature fireplace, two radiators, stairs leading to first floor, door leading to:

Kitchen/Diner

13'0" x 17'10" (3.95m x 5.44m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, integrated dishwasher, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, stairs leading to lower ground floor.

LOWER GROUND FLOOR

Lounge

13'0" x 17'10" (3.97m x 5.44m)

Two double glazed windows to rear, feature fireplace, door leading to:

Utility Room

7'10" x 7'10" (2.38m x 2.39m)

Plumbing for washing machine, space for tumble dryer, radiator, doors leading to:

Shower Room

Three piece suite comprising tiled shower area, pedestal wash hand basin and low-level WC.

Cellar store room

12'2" x 6'7" (3.70m x 2.00m)

FIRST FLOOR

Landing

Double glazed window to front, radiator, stairs leading to second floor, doors leading to:

Bedroom 1

12'8" x 13'0" (3.87m x 3.95m)

Double glazed window to front, built-in wardrobes, radiator.

Bedroom 2

10'4" x 12'7" (3.16m x 3.84m)

Double glazed window to rear, radiator.

Bathroom

13'5" x 6'11" (4.10m x 2.11m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Landing

Door leading to:

Bedroom 3

12'0" x 15'2" (3.66m x 4.63m)

Double glazed velux window to rear, doors to built-in storage cupboard.

OUTSIDE

Enclosed garden to the rear with paved patio, artificial lawn and decking seating area.

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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