



Quick View, Mossley, OL5 9DU

Offers over £299,950

This well presented, bright and airy three-bedroom semi-detached property is situated on a sought-after cul-de-sac within the popular Hey Farm estate in Mossley, making it an ideal home for families and professionals alike. Conveniently located close to a range of local amenities, excellent transport links and well-regarded schools, including Mossley Hollins High School, the property enjoys a desirable setting in a well-established residential area. The location also offers easy access to stunning surrounding countryside, providing an abundance of scenic walking routes and outdoor pursuits, perfect for those who enjoy an active lifestyle and the natural beauty of the area.

The accommodation is thoughtfully arranged and comprises an entrance hall leading into a spacious and welcoming lounge, providing the perfect space for relaxation and entertaining. To the rear of the property is a generous kitchen/diner, offering ample space for family dining and featuring patio doors which open directly onto the rear garden, allowing plenty of natural light to flood the room and creating an excellent indoor-outdoor living experience.

To the first floor are three well-proportioned bedrooms along with a family bathroom fitted with a three-piece suite. The property has been well maintained throughout and offers comfortable accommodation ready for a new owner to move straight into.

Externally, the property benefits from a driveway to the front providing off-road parking and leading to a detached garage, offering additional storage or workshop space. To the rear is a beautifully maintained enclosed garden featuring a paved patio area, lawn and decked seating area, creating an attractive outdoor space perfect for enjoying the warmer months, entertaining guests or relaxing with family.

This fantastic home combines a peaceful cul-de-sac location with convenient access to everyday amenities and viewing is highly recommended.



GROUND FLOOR

Entrance Hall

6'7" x 6'6" (2.00m x 1.97m)

Door to front, double doors to storage cupboard, radiator, stairs leading to first floor, door leading to:

Lounge

15'6" x 15'11" (4.72m x 4.84m)

Double glazed bay window to front, radiator, door to under stairs storage cupboard, door leading to:

Kitchen/Diner

9'1" x 15'11" (2.77m x 4.84m)

Fitted with a range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed sliding patio door opening to rear garden.

FIRST FLOOR

Landing

9'3" x 6'6" (2.81m x 1.97m)

Double doors to storage cupboard, doors leading to:

Bedroom 1

14'3" x 9'1" (4.35m x 2.77m)

Double glazed window to front, radiator.

Bedroom 2

10'4" x 9'3" (3.14m x 2.82m)

Double glazed window to rear, radiator.

Bedroom 3

9'5" x 6'6" (2.87m x 1.98m)

Double glazed window to front, door to storage cupboard, radiator.

Bathroom

5'7" x 6'6" (1.71m x 1.97m)

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

OUTSIDE

Driveway to the front of the property leading to the detached garage, which has electric garage door and power and lighting installed. Well maintained enclosed garden to the rear with paved patio, lawn and decked seating area.

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/herself 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.

WWW.HOMEEA.CO.UK

