



## Shire Croft, Mossley, OL5 0AR

**Offers over £415,000**

A stunning and beautifully presented four bedroom detached family home, perfectly positioned to enjoy far-reaching views of the surrounding hills. Set within a highly desirable and well-established residential area of Mossley, this superb property offers the ideal combination of modern living and semi-rural tranquillity, while being conveniently close to a range of local shops, popular schools, everyday amenities, excellent transport links including Mossley train station, and scenic countryside walks right on the doorstep.

The generous and versatile accommodation is thoughtfully arranged over three floors, making it ideal for growing families or those needing additional space to work from home. The welcoming entrance hall leads to a useful downstairs WC, a modern and stylish kitchen/diner fitted with a range of contemporary units, and a bright, spacious lounge with French doors opening directly onto the private rear garden, allowing an abundance of natural light to flood the living space.

To the first floor, there are three well-proportioned bedrooms, all tastefully decorated, alongside a modern family bathroom. The second floor is dedicated entirely to the luxurious master suite, which boasts a generous bedroom area, a walk-in wardrobe offering excellent storage, and a stunning four-piece en-suite bathroom, complete with a walk-in shower, wash basin, WC, and a beautiful roll top bath — creating a perfect sanctuary to relax and unwind.

Externally, the property benefits from a driveway to the side providing off-road parking for two vehicles. To the rear is a good sized, enclosed garden designed for low-maintenance living, with artificial lawn and a raised decking area that creates the perfect setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

This impressive home truly needs to be seen to fully appreciate the space, quality and lifestyle on offer.





## GROUND FLOOR

### Hallway

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

### Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to front.

### Kitchen/Diner

16'0" x 10'0" (4.88m x 3.04m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, plumbing for dishwasher, built-in oven, built-in hob with extractor hood over, double glazed box window to front, radiator.

### Lounge

11'6" x 17'7" (3.51m x 5.35m)

Double glazed window to rear, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Stairs leading to second floor, door to storage cupboard, doors leading to:

### Bedroom 2

13'9" x 10'1" (4.19m x 3.07m)

Double glazed window to rear, radiator.

### Bedroom 3

13'11" x 10'1" (4.25m x 3.07m)

Double glazed window to front, radiator.

### Bedroom 4

9'6" x 7'2" (2.90m x 2.19m)

Double glazed window to rear, radiator.

### Bathroom

7'0" x 7'2" (2.14m x 2.19m)

Three piece suite comprising bath, wash hand basin and low-level WC, part tiled walls, double glazed window to front, radiator.

## SECOND FLOOR

### Landing

Door to storage cupboard, door leading to:

### Master Bedroom

21'4" x 9'11" (6.49m x 3.01m)

Double glazed window to front, double glazed velux window to rear, radiator, door to walk-in wardrobe, door leading to:

### En-suite

12'4" x 5'9" (3.75m x 1.76m)

Four piece suite comprising roll top bath with ornamental feet, vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed velux window to rear, heated towel rail.

## OUTSIDE

Driveway to the side of the property. Enclosed good sized garden to the rear, mainly laid to artificial lawn with decking seating area.

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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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Total area: approx. 126.1 sq. metres (1357.7 sq. feet)

