



## Bottoms Fold, Mossley, Ashton-Under-Lyne, OL5 9NH

**Offers over £340,000**

Situated on the ever popular cobbled Bottoms Fold area of Mossley is this stunning five bedroom detached family home enjoying deceptively spacious accommodation with garage, driveway and a great sized garden to the rear. The accommodation is presented of a contemporary nature making it ideal for modern day life. The property enjoys a superb quiet location with views to the front and offers particularly stylish and contemporary versatile accommodation of which only a full personal inspection will fully reveal.

On entering the property, you are immediately struck by a feeling of light and space combining beautifully with a wealth of modern charm with accommodation that briefly comprises to the ground floor, entrance hallway with direct access to the garage, cloakroom/WC, great sized lounge, fitted kitchen and a utility room. To the first floor lies either the master bedroom or a further fantastic lounge, two further bedrooms (one with en suite shower room) and family bathroom/WC. The second floor provides a great sized landing with two further excellent sized bedrooms (one with en suite shower room) and long range views.

To the outside the property has a block paved driveway leading to the garage, whilst to the rear is a lovely sized lawned garden with patio area.

Masterful design and modern luxury, certainly a property not to be missed! Chain Free!



## GROUND FLOOR

### Entrance Hall

### Cloakroom/WC

### Lounge

16'10" x 9'5" (5.13m x 2.86m)

### Kitchen

12'0" x 8'11" (3.65m x 2.73m)

### Utility Room

4'6" x 8'11" (1.38m x 2.73m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'0" x 12'0" (3.65m x 3.67m)

### En-suite Shower Room

### Bedroom 2/Lounge

16'6" x 15'7" (5.04m x 4.76m)

### Bedroom 5

7'1" x 8'0" (2.15m x 2.45m)

### Bathroom/WC

## SECOND FLOOR

### Landing

10'10" x 6'2" (3.30m x 1.87m)

### Bedroom 3

12'2" x 12'2" (3.71m x 3.72m)

### En-suite Shower Room

### Bedroom 4

11'5" x 12'2" (3.49m x 3.72m)

## OUTSIDE

### Garage

17'3" x 8'9" (5.28 x 2.67)

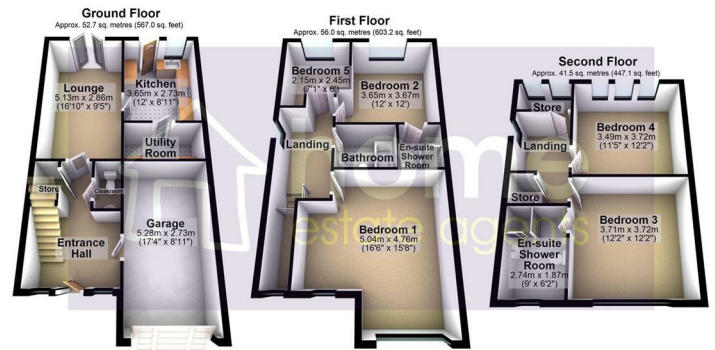
### Driveway & Gardens

## 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.



Total area: approx. 150.3 sq. metres (1617.3 sq. feet)

