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# Highfield Drive, Mossley, OL5 0DW

## Offers over £215,000

Situated in a quiet cul-de-sac within the ever-popular town of Mossley, this attractive two-bedroom home offers an excellent opportunity for first-time buyers, young families or those looking to downsize. Renowned for its stunning surrounding countryside, Mossley provides the perfect balance of peaceful outdoor living while remaining conveniently connected. The property is just a short walk from Mossley train station, offering excellent transport links into Manchester and surrounding areas, and is also within easy reach of local shops, schools and everyday amenities.

The accommodation is well presented throughout and briefly comprises an entrance vestibule leading into a welcoming lounge, with a spacious kitchen/diner to the rear providing an ideal space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a double block-paved driveway to the front, providing ample off-road parking. To the rear is a low-maintenance, tiered paved garden, creating an ideal space for relaxing, outdoor dining or enjoying the warmer months.

Offering a desirable location, practical accommodation and excellent commuter links, this fantastic home is ready to move straight into and is sure to appeal to a wide range of buyers. Early viewing is highly recommended.







## GROUND FLOOR

### Entrance Vestibule
3'3" x 3'4" (0.99m x 1.02m)
Door to front, double glazed window to front, door leading to:

### Lounge
13'1" x 14'6" (4.00m x 4.42m)
Double glazed window to front, radiator, stairs leading to first floor, door to understairs storage cupboard, door leading to:

### Kitchen/Diner
8'0" x 14'6" (2.45m x 4.42m)
Fitted with a matching 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, two double glazed windows to rear, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing
8'4" x 2'10" (2.55m x 0.86m)
Doors leading to:

### Bedroom 1
11'5" x 14'6" (3.49m x 4.42m)
Double glazed window to front, radiator, door to storage cupboard.

### Bedroom 2
9'9" x 8'2" (2.97m x 2.49m)
Double glazed window to rear, radiator.

### Bathroom
5'9" x 6'0" (1.74m x 1.83m)
Three piece suite comprising, panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE
Double block paved driveway to the front. Tiered paved garden to the rear which is not overlooked to the rear.

## 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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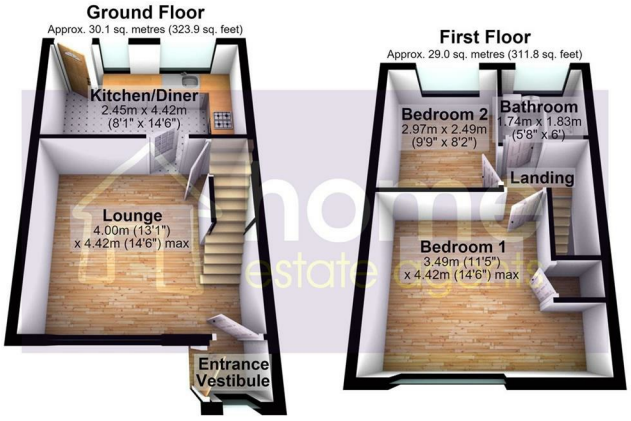


Total area: approx. 59.1 sq. metres (635.7 sq. feet)







Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
**Tel:** 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk