



## Richmond Crescent, Mossley, OL5 9LQ

Price £365,000

A deceptively spacious and versatile three-bedroom semi-detached property, occupying an elevated position with far-reaching views towards Hartshead Pike. This unique home offers flexible living accommodation, ideal for a range of buyers including families, professionals or those looking for additional work-from-home space. One of the standout features is the substantial detached garage, which not only provides excellent storage and parking but also huge potential for a fully functional office/workshop and separate store room, offering a superb opportunity for home business use or hobbies.

The property is offered for sale with no vendor chain and is located in the ever-popular Bottom Mossley area, conveniently positioned close to an excellent range of local amenities, highly regarded schools, transport links, and a variety of scenic canal and countryside walks, making it ideal for those who enjoy outdoor pursuits.

The ground floor comprises a welcoming entrance hall, a spacious ground floor bedroom complete with open plan en-suite shower room, dressing area and utility space, and a family room, offering flexible living space that could be adapted to suit individual needs. The first floor features a spacious lounge, a well-fitted kitchen/diner with ceiling skylight and French doors flooding the space with natural light, and a conservatory with bi-folding doors opening seamlessly onto the private, decked rear garden, perfect for entertaining or relaxing. There are also two further bedrooms and a contemporary family bathroom on this level.

Externally, the property boasts a block-paved driveway providing off-road parking to the front, complemented by a low-maintenance gravelled garden area. To the side, the detached large garage is accessed via a gated driveway and offers ample space for parking and storage, in addition to the versatile office/workshop and store room, making it an ideal space for those requiring additional work, leisure or business facilities.





## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door leading to:

### Bedroom 1

16'1" x 8'9" (4.90m x 2.66m)

Double glazed window to front, radiator, door to family room, door to dressing area, open plan to:

### En-suite

8'0" x 8'9" (2.44m x 2.66m)

Three piece suite comprising vanity wash hand basin, tiled shower area and low-level WC, two heated towel rails, door leading to:

### Utility Room

9'0" x 5'0" (2.74m x 1.52m)

Plumbing for washing machine, space for tumble dryer.

### Dressing Area

5'0" x 5'6" (1.53m x 1.68m)

### Family Room

16'1" x 7'4" (4.90m x 2.24m)

Double glazed window to front, radiator.

## FIRST FLOOR

### Landing

Double glazed window to front, door leading to:

### Lounge

9'9" x 16'5" (2.97m x 5.00m)

Two double glazed windows to front, radiator, door leading to:

### Hall

Doors leading to:

### Kitchen/Diner

20'7" x 7'2" (6.28m x 2.18m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, ceiling skylight, double glazed French doors leading out to rear garden, sliding glass door leading to:

### Conservatory

8'10" x 14'3" (2.68m x 4.34m)

Double glazed windows to sides, bi-fold door opening out to rear garden.

### Bedroom 2

10'0" x 8'6" (3.05m x 2.59m)

Double glazed window to rear, radiator.

### Bedroom 3

6'8" x 10'1" (2.03m x 3.08m)

Double glazed window to side, radiator.

### Bathroom

6'9" x 5'6" (2.06m x 1.68m)

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

## OUTSIDE

### Garage

16'1" x 15'1" (4.90m x 4.61m)

Up and over door to the front, doors leading to:

### Office / Work shop

17'3" x 18'0" (5.27m x 5.48m)

Two double glazed windows to front.

### Store Room

10'3" x 9'4" (3.12m x 2.85m)

## 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.

[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)

