

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Princess Close, Mossley, Ashton-Under-Lyne, OL5 9PH

Dawsons are delighted to welcome to the market this well positioned three bedroom property. \* No Vendor Chain \* - Video Tour.

Situated in the charming area of Bottom Mossley, this delightful house on Princess Close offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families.

As you approach the house, you will be greeted by a welcoming façade that hints at the warmth within. The interior boasts a spacious layout, designed to maximise natural light and create an inviting atmosphere. The living areas are well-proportioned, providing ample space for relaxation and entertaining guests. The kitchen is functional and well-equipped, making it a joy to prepare meals and gather with loved ones.

The bedrooms are generously sized, offering a tranquil space for rest and rejuvenation. The property also features well-maintained, modern shower suite, ensuring comfort and privacy for all residents. Outside, the garden provides a lovely outdoor space as well as being low maintenance, perfect for enjoying the fresh air or hosting summer barbecues.

**Price £250,000**

# Princess Close, Mossley, Ashton-Under-Lyne, OL5 9PH

- Middle Terrace Property
- Modern Specification Throughout
- Sought After Location
- Modern Kitchen and Shower Suite
- Off Road Parking
- Low maintenance Garden
- uPVC Double Glazing
- Close to Local Amenities

## Ground Floor

### Vestibule

5'6" x 4'11" (1.7 x 1.5)

A quaint vestibule which leads to a spacious family lounge.

### Lounge

11'5" x 16'8" (3.5 x 5.1)

A spacious family lounge which comprises of fitted carpet, multi power points, central heating radiators and uPVC double glazed window, open to:

### Kitchen

7'2" x 14'5" (2.2 x 4.4)

A lovely modern kitchen with fitted with a range of wall and base units with laminate worktops, under unit lighting, inset sink and drainer with mixer tap, space for cooker, washing machine, fridge and freezer, fitted extractor unit, tiled flooring and splashbacks, multi power points, extractor fan and central heating radiator, open to:

## Sun Room

9'2" x 12'5" (2.8 x 3.8)

A well presented and spacious uPVC framed sun room comprising of wood effect laminate flooring and central heating radiator, uPVC door leading to the rear garden.

## First Floor

### Landing

Leads to the following:

### Bedroom 1

9'2" x 11'1" (2.8 x 3.4)

Double bedroom comprising of fitted carpet, multi power points, central heating radiator, fitted wardrobes and uPVC double glazed window.

### Bedroom 2

8'10" x 7'10" (2.7 x 2.4)

A second double bedroom comprising of fitted carpet, multi power points, central heating radiator, fitted wardrobes and uPVC double glazed window.

## Bedroom 3

7'2" x 8'2" (2.2 x 2.5)

Comprises of fitted carpet, integrated storage, central heating radiator and uPVC double glazed window. This bedroom also has the potential to become a home office.

## Shower Room

6'10" x 4'11" (2.1 x 1.5)

A modern shower suite comprising of laminate flooring, fitted with a three piece suite comprising enclosed shower cubicle with rain shower over head, wall mounted wash hand basin and low level WC, tiled walls, ceiling spot lights, chrome fitted radiator and uPVC double glazed window.

## Outside

To the front there is a double width driveway which provides off road parking for two cars.

To the rear a well kept, enclosed, low maintenance garden.



## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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