

# DAWSONS

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## Luzley Road, Mossley, OL5 0JB

Dawsons are delighted to welcome to the market this well positioned, traditionally built, period semi detached home, this character property truly does deliver the \*\*\*WOW\*\*\* factor and briefly comprises of an Entrance Hallway, Dining Room, Sitting Room, Kitchen, Two Double Bedrooms, Family Bathroom and Landscaped Gardens to the front along with countryside views. \* Video Tour \*

This charming extended character home dates back to the early 1800's and enjoys an elevated position on an historic country lane, with panoramic views over Mossley, Saddleworth & West Yorkshire to the front, and is not overlooked to the front or rear.

The property is situated in a sought after location and has been beautifully maintained by the current owner whilst still retaining traditional character features. The property is also within proximity of a range of local amenities that prospective buyers are looking for, Mossley village is within walking distance, in the village there are a range of amenities including train station, shops, public houses/restaurants, butchers along with State Junior and Secondary Schools.

Viewing is a \*\*\*MUST\*\*\* to fully appreciate the true qualities and features this charming home has to offer.

**Asking Price £230,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Luzley Road, Mossley, OL5 0JB

- Traditionally Built 2 Double Bedroom Semi Detached Property
- Low Maintenance Flagged Rear Yard Area
- State Junior and High Schools Close By
- 2 Reception Rooms plus Separate Kitchen
- Beautifully Maintained Whilst Still Retaining Character Features
- Viewing Essential to Fully Appreciate this Charming Home
- Landscaped Front Garden with Panoramic Countryside Views
- Convenient for all Local Amenities

## The Accommodation Comprises:

### Entrance Hallway

A charming and quaint entrance hall, access to boarded loft with lights via pull down ladder.

### Dining Room

12'1" x 15'1" (3.7 x 4.6)

Suitable for family dining, comprises of kitchen.

fitted carpets, uPVC double glazing, central heating radiator and ceiling spotlights.

mounted units with integrated appliances, hob, vinyl "wood effect" flooring, wooden work surfaces, stainless steel sink unit, ceiling spotlights, uPVC double glazing, and fitted "designer" radiator.

The boiler internally housed in the

### First Floor:

#### Landing

#### Bedroom 1

8'6" x 11'9" (2.6 x 3.6)

A double bedroom, which comprises of views.

fitted carpets, uPVC double glazing,

central heating radiator, loft access and To the rear there is a shared, south panoramic countryside views.

#### Bedroom 2

12'1" x 7'6" (3.7 x 2.3)

A double bedroom, which comprises of

fitted carpets, uPVC double glazing,

central heating radiator, ceiling

spotlights and integrated wardrobes.

### Bathroom

5'2" x 5'2" reducing to 2'3" x 3'7" (1.6 x 1.6 reducing to 0.7 x 1.1 )

A modern family bathroom suite, which comprises of tiled flooring and wall finishes, panel bath with shower over, low level WC and pedestal wash hand basin, ceiling spotlights, extractor fan, fitted central heating radiator and uPVC double glazing

### Externally:

Beautifully landscaped, enclosed Front Garden with border plants and shrubs and enjoying panoramic countryside

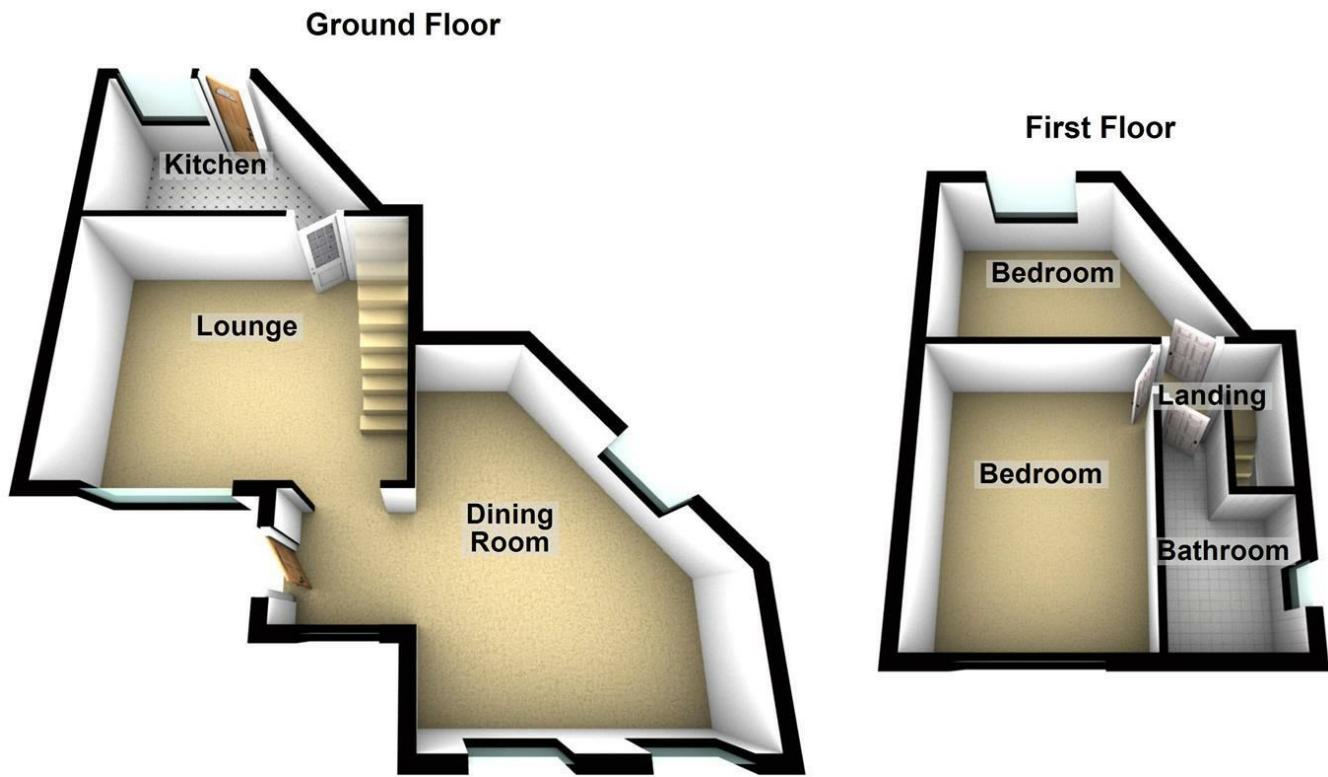
To the rear there is a shared, south west facing, low maintenance flagged back yard along with an outbuilding.



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		87	
		63	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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