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## Moorlands Drive, Mossley, OL5 9DB

With substantial double height extension, large uPVC double glazed conservatory, this four bedroom family home comes onto the market in excellent order throughout and is located within an extremely well regarded residential location which enjoys good commuter links whilst being within easy reach of numerous countryside walks. The property boasts well proportioned, flexible living accommodation and we would recommend interested parties view at their earliest convenience.

**Offers In The Region Of £360,000**

# Moorlands Drive, Mossley, OL5 9DB

- Substantial Extended 4 Bedroom Semi Detached Property
  - Large uPVC Double Glazed Conservatory
  - Countryside Walks Within Easy Reach
- Well Regarded Residential Location
  - Excellent Living Accommodation
  - Excellent Commuter Links
- Master Bedroom with Fitted Wardrobes and Shower Room Area
  - All Bedrooms Well Proportioned
  - Internal Inspection Essential

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The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Lounge with Dining Area, uPVC double glazed Conservatory, fully fitted Kitchen open to the Morning Room, Cloaks/WC, Utility Area

To the first floor there are 4 well proportioned Bedrooms (Master Bedroom having Shower Room area), family Bathroom/WC

Externally there is a driveway leading to a storage area within the original Garage, lawned front garden, tiered rear garden with lawned and patio sections.

Situated on the ever popular Hey Farm Estate the property is within easy reach of all local amenities in Mossley as well as the Saddleworth Villages, Mossley and Greenfield train stations provide excellent commuter links and local junior and high schools are also readily accessible. The property, in our opinion, is ideally suited to a growing family and we would highly recommend interested parties view the property internally to fully appreciate the size and quality of accommodation on offer.

**The Accommodation in Detail:**

**Entrance Porch**

Composite style security door with uPVC double glazed side lights plus further uPVC double glazed window, tiled floor, central heating radiator

**Entrance Hallway**

Laminate flooring, understairs storage cupboard, central heating radiator

**Lounge**

12'2 x 10'11 (3.71m x 3.33m)  
Inset feature fireplace having living flame coal effect gas fire, uPVC double glazed window, laminate flooring, the Lounge is open to the Dining Area

**Dining Area**

10'8 x 8'9 (3.25m x 2.67m)  
Central heating radiator with uPVC double glazed French doors into the Conservatory

**Conservatory**

16'7 x 8'10 (5.05m x 2.69m)  
uPVC double glazed, central heating radiator, French doors onto the rear garden.

**Kitchen**

14'7 x 7'11 (4.45m x 2.41m)  
One and a half bowl sink unit, range of modern wall and floor mounted units, part tiled, integrated dishwasher, integrated fridge freezer, part tiled, Karndean flooring, cornice lighting. The Kitchen is open to the Morning Room

**Morning Room**

8'10 x 8'7 (2.69m x 2.62m)  
Karndean flooring, central heating radiator, uPVC double glazed French doors to the Conservatory

**Cloaks/WC**

Low level WC, wash hand basin, tiled floor, uPVC double glazed window

**Utility Area**

Plumbed for automatic washing machine and dryer

**First Floor:**

**Landing**

Built-in airing cupboard

**Bedroom (1)**

14'2 x 7'8 (4.32m x 2.34m)  
Fitted wardrobes, uPVC double glazed window, central heating radiator, open to Shower Room

**Shower Room**

8'0 x 6'10 (2.44m x 2.08m)  
Modern white suite having shower cubicle, wash hand basin with vanity storage unit below, part tiled, part tiled floor, uPVC double glazed window, central heating radiator

**Bedroom (2)**

12'0 x 9'11 (3.66m x 3.02m)  
Laminate flooring, uPVC double glazed window, central heating radiator

**Bedroom (3)**

10'7 x 8'2 (3.23m x 2.49m)  
uPVC double glazed window, central heating radiator

**Bedroom (4)**

12'3 x 7'11 (3.73m x 2.41m)  
uPVC double glazed window, central heating radiator

**Family Bathroom/WC**

8'0 x 5'6 (2.44m x 1.68m)  
Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, tiled floor, uPVC double glazed window, heated chrome towel rail/radiator

**Externally:**

There is a Driveway providing off road parking and leading to the front section of an original Garage which has been fitted out for storage. The Garage has electronically operated up and over door.

The Front Garden is laid to lawn.

The enclosed Rear Garden is tiered with flagged and lawned sections with mature border plants and shrubs.



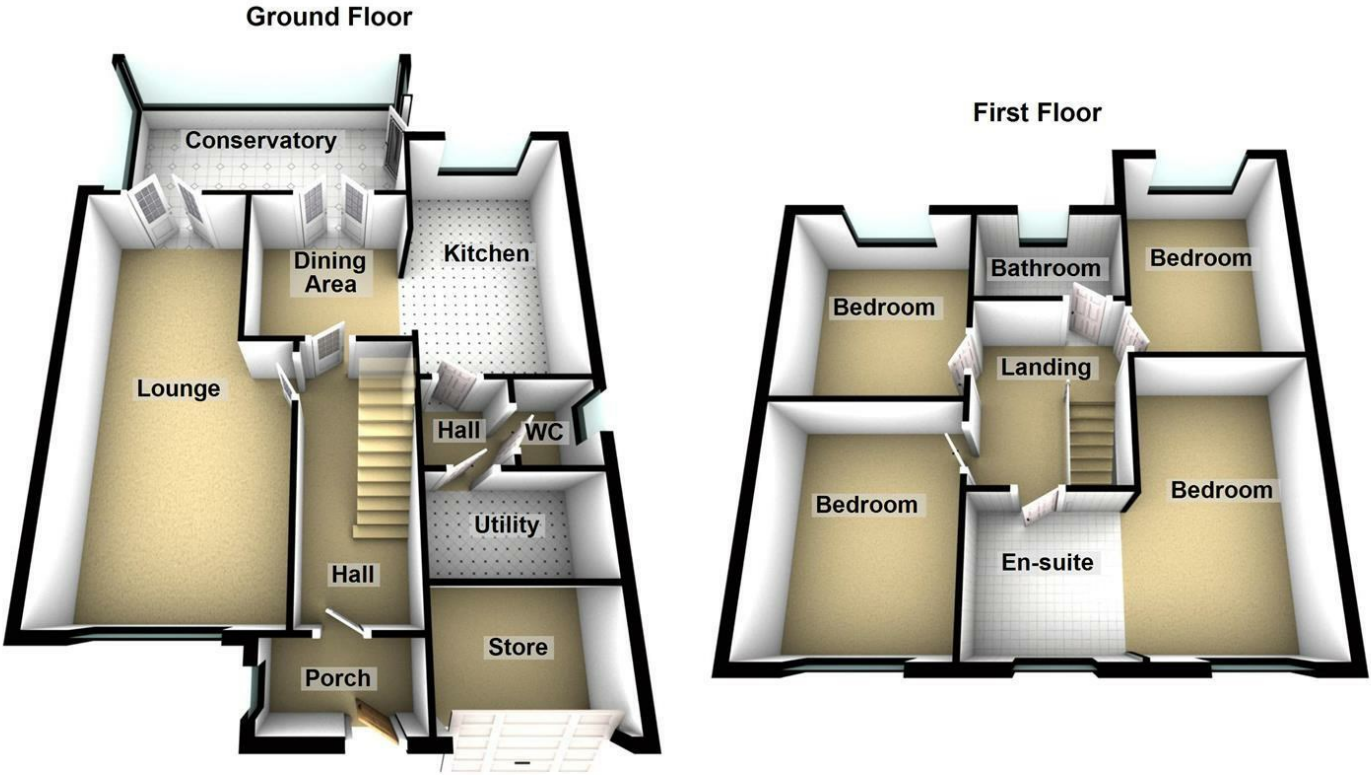
## Directions







Floor Plan



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