



Roaches Way

- MOSSLEY -

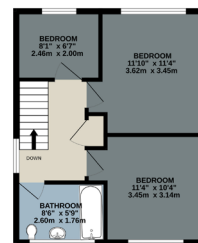
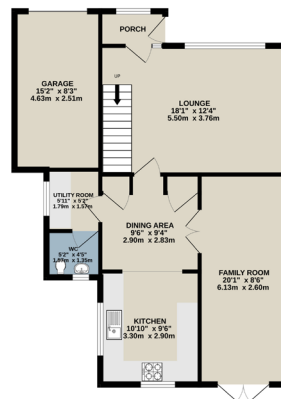
Set on the edge of the Peak District National Park, this small estate has breath-taking views of Saddleworth and endless walks from your doorstep.

KEY POINTS

- Fabulous, south facing landscaped garden
- Beautiful views of Saddleworth & surrounding countryside
- Amazing Kitchen/dining/family living space
- Stunning living spaces
- Downstairs wc & utility room
- Garage
- Off road parking for several cars

GROUND FLOOR
785 sq. ft. (72.9 sq. m.) approx.

1ST FLOOR
400 sq. ft. (37.2 sq. m.) approx.



TOTAL FLOOR AREA - 1185 sq. ft. (110.1 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans, measurements, etc., the buyer should verify the accuracy of the floorplans and measurements. The seller does not warrant the accuracy of the floorplans and measurements. The seller is not responsible for any errors or omissions. The services, systems and appliances shown here are not guaranteed and are for general information only. The floorplans are not to scale.



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Living Space

Come inside to a handy porch area, perfect for removing and storing coats and boots.

A warm welcome awaits in the surprisingly large lounge, with a stunning modern fire to keep you warm in winter and room for any combination of sofa you desire.

As you walk through to the rear of the property there is a stylish dining/kitchen with a surprising amount of work-top and cupboard space for all your culinary bits and pieces. There is also space for a dining table for you to entertain your family and friends with dinner and a cocktail or two.

From the kitchen you can access the handy utility room and downstairs wc, perfect for busy families.

Next to the kitchen is the added bonus of a large playroom, with places to sit and play and at the end of the day lots of space for storage to keep this area spotless.

You can access the stunning, south facing rear garden from here, catching the sun till late you can come home and enjoy the last of the sunshine or light up the BBQ over the weekend and enjoy the benefits of the outdoor space.

Bedrooms

Three bedrooms are located on the first floor with access to the family bathroom.

Each room has its own distinctive charm, the first of which is a single bedroom at the front of the property with space for a single bed & wardrobe. Next door is the principal bedroom, with room for two double wardrobes and two sets of drawers and a king-sized bed.

The family bathroom has a large bath for relaxing in after a long walk in the surrounding countryside and a shower overhead for busy mornings.

A further double bedroom is located next door, with space for a double bed and further storage if needed.

The house is set back with off road parking for several vehicles and a garage with plenty of room for storage of bikes and outdoor equipment.

Where it is

Rural living with access to a nearby bustling high street and cafes, welcome to Mossley, just 4 minutes in the car from Greenfield in Saddleworth.

Greenfield village is approximately just over one mile away and has an excellent range of local shops and transport services. Bus and rail connections to Manchester and West Yorkshire are just a five-minute drive away.

The area has plenty of recreational and sporting amenities, including golf and sailing close by and within ten minutes of the picturesque Dovestone Reservoir and Saddleworth Moor.



TECHNICAL DETAILS

- Leasehold
- Council Tax Band: D
- Double Glazed
- Boiler Location: Garage
- Boiler Type: Gas
- Shower: Thermostatic
- Loft: Boarded
- Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		79
B	81-90		
C	69-80		
D	55-68	60	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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