



MY PROPERTY CLUB

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## 4 Malley Gardens

Mossley, Ashton-Under-Lyne, OL5 9SF

**Asking price £275,000**

Located in the charming Malley Gardens of Mossley, Ashton-Under-Lyne, this immaculate three-bedroom extended family home offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the open-plan kitchen and seating area, which features a fabulous fitted kitchen equipped with built-in appliances, making it a delight for any culinary enthusiast. The large family lounge is perfect for unwinding after a long day, offering a warm and inviting atmosphere.

This residence comprises two generously sized double bedrooms and a single bedroom, ideal for families or those needing extra space for guests or a home office. The family bathroom is a true sanctuary, complete with a luxurious jacuzzi bath and a rain shower overhead, ensuring a relaxing experience. Additionally, there is a separate lavatory conveniently located downstairs.

For those with vehicles, the property offers off-road parking for two cars, adding to the convenience of this lovely home. With its well-thought-out layout and modern amenities, this property is a wonderful opportunity for anyone seeking a family-friendly environment in a desirable location. Don't miss the chance to make this delightful house your new home. Just a short walk to Mossley train station, and a short drive to Dovestone Reservoir great for family walks.

Call My Property Club on 0161-850-9730 to arrange a viewing

### Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- IMMACULATE EXTENDED FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN AND SEATING AREA
- TWO RECEPTION ROOMS
- GREAT LOCATION
- DOWNSTAIRS LAVATORY





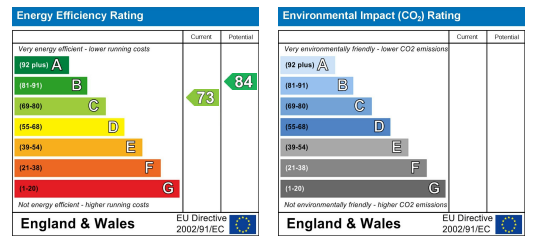
## Floor Plan



## Area Map



## Energy Efficiency Graph



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