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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 £375,000



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



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, Karndeian flooring, cornice lighting. The Kitchen is open to the Morning Room

Morning Room

8'10 x 8'7 (2.69m x 2.62m)

Karndeian 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.

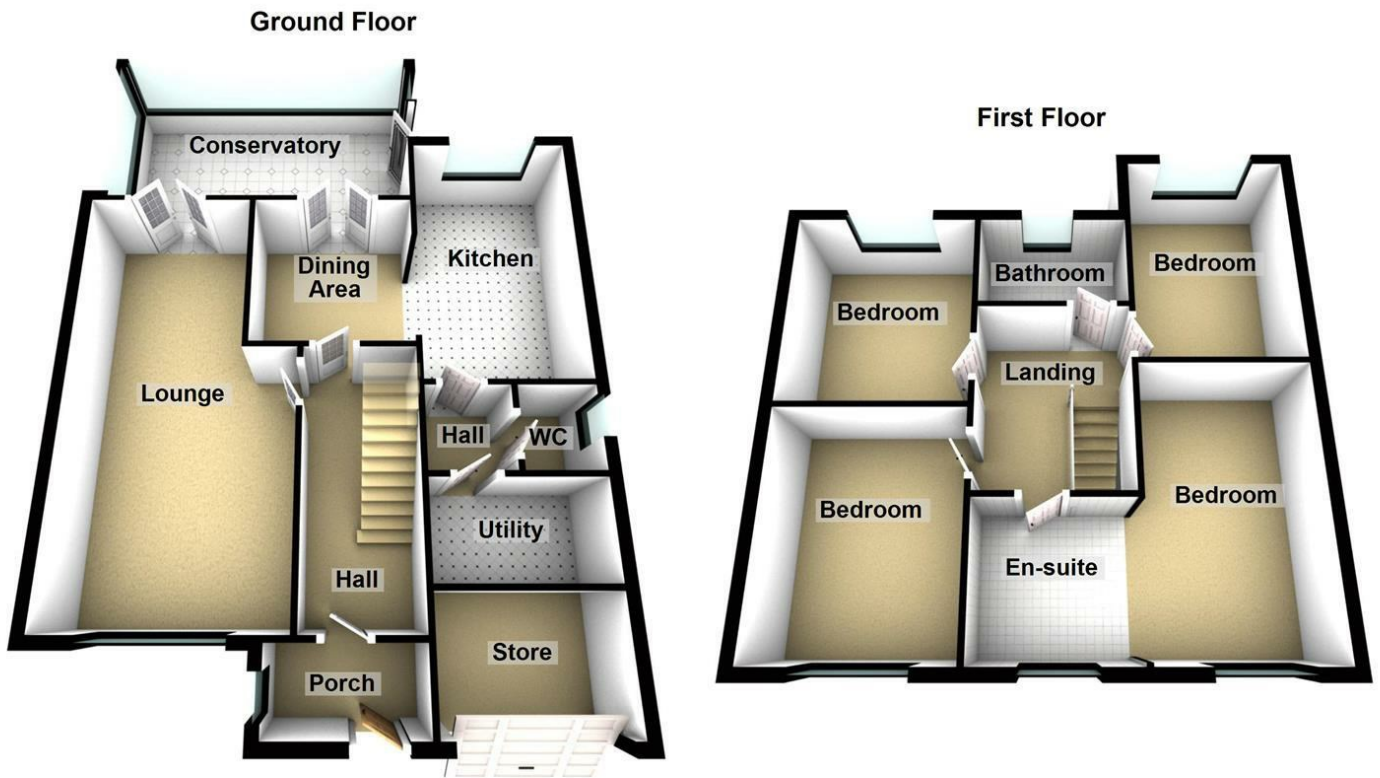
The enclosed Rear Garden is tiered with flagged and lawned sections with mature border plants and shrubs.



Directions



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Potential
(92-100) 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			
England & Wales	EU Directive 2002/91/EC		

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