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## Shire Mill Close, Mossley, OL5 0AS

Presented to an immaculate standard this three bedroom, two bathroom modern semi detached property occupies a delightful cul de sac position and enjoys larger than average garden plot to three sides.

The amenities available in Top Mossley are just a short distance away whilst Mossley train station is readily accessible and provides excellent commuter links. Also within reasonable travelling distance are local junior and high schools making the property ideally suited to a wide range of prospective purchasers.

**Offers Over £300,000**

# Shire Mill Close, Mossley, OL5 0AS

- Stylishly Presented Modern Semi Detached Dwelling
- Tucked Away Cul de Sac Location
- First Class Decorative Order
- Internal Inspection Highly Recommended
- 3 Well Proportioned Bedrooms (Master with En-suite)
- Popular Residential Top Mossley Location
- Good Commuter Links
- Enclosed Landscaped Rear Garden
- 2 Car Driveway
- All Amenities Close to Hand

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, Living Room with French doors onto the rear garden, good sized Dining Kitchen with integrated appliances

To the first floor there are three well proportioned Bedrooms (Master having En-suite Shower Room), Family Bathroom

Externally there good sized gardens to three sides and a driveway which provides off road vehicular parking.

## The Accommodation in Detail:

### Entrance Hallway

Laminate flooring, central heating radiator, composite style double glazed security door with uPVC double glazed side light

### Cloaks/WC

Low level WC, pedestal wash hand basin, central heating radiator

### Living Room

17'2 x 11'8 (5.23m x 3.56m)

Laminate flooring, uPVC double glazed

French doors and window, central heating radiator

### Dining Kitchen

16'7 x 9'9 (5.05m x 2.97m)

One and a half bowl single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in oven, four ring gas hob, integrated fridge and freezer, plumbed for automatic washing machine, part tiled, uPVC double glazed window, recessed spotlights, central heating radiator

### First Floor:

#### Landing

Built-in storage cupboard, loft access

#### Bedroom (1)

13'6 x 12'2 maximum (4.11m x 3.71m maximum)

(Irregular shaped room). uPVC double glazed window, central heating radiator

#### En-suite

Shower cubicle, half pedestal wash hand

basin, low level WC, part tiled, uPVC double glazed window, recessed spotlights, central heating radiator

#### Bedroom (2)

10'4 x 9'11 (3.15m x 3.02m)

uPVC double glazed window, central heating radiator

#### Bedroom (3)

9'6 x 6'11 (2.90m x 2.11m)

uPVC double glazed window, central heating radiator

#### Bathroom/WC

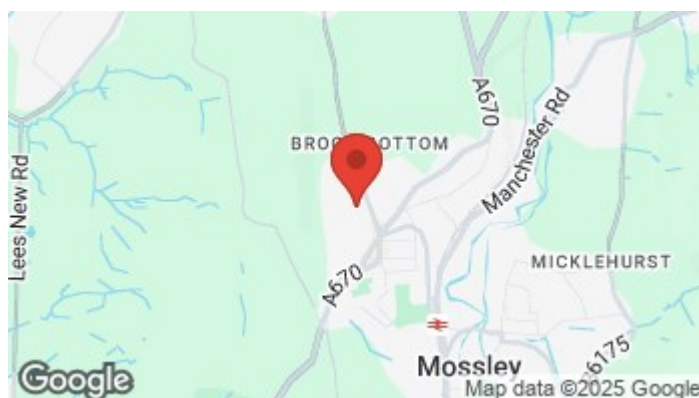
Panel bath, half pedestal wash hand basin, low level WC, part tiled, recessed spotlights, central heating radiator

#### Externally:

Lawned front garden with border plants and shrubs.

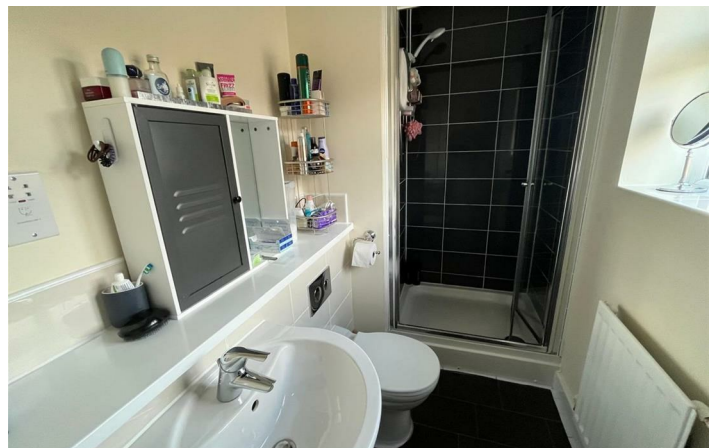
Fully enclosed landscaped rear garden with substantial sun terrace and astro turfed sections.

Driveway to the side of the property provides off road vehicular parking.

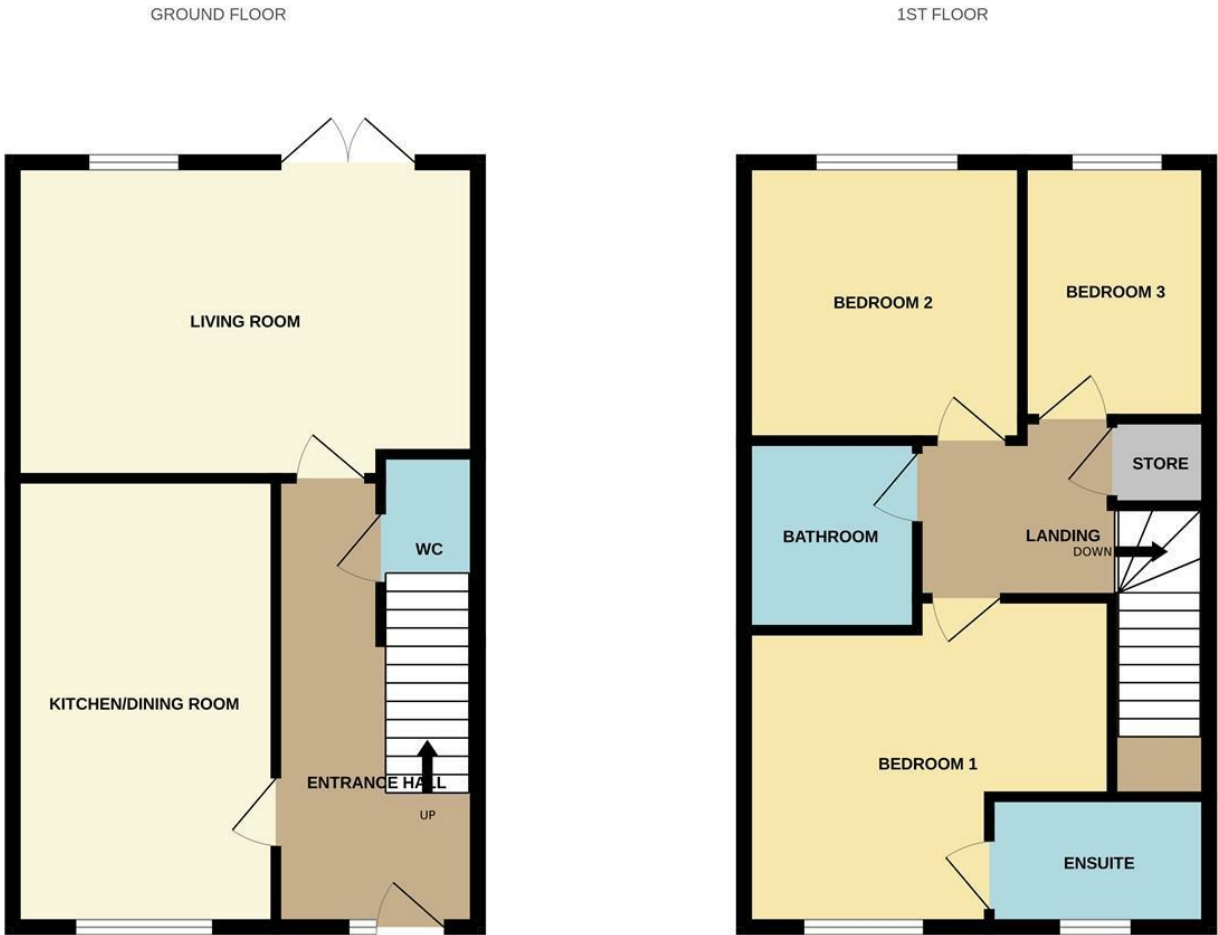


## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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