



COUNTRY  
HOLMES

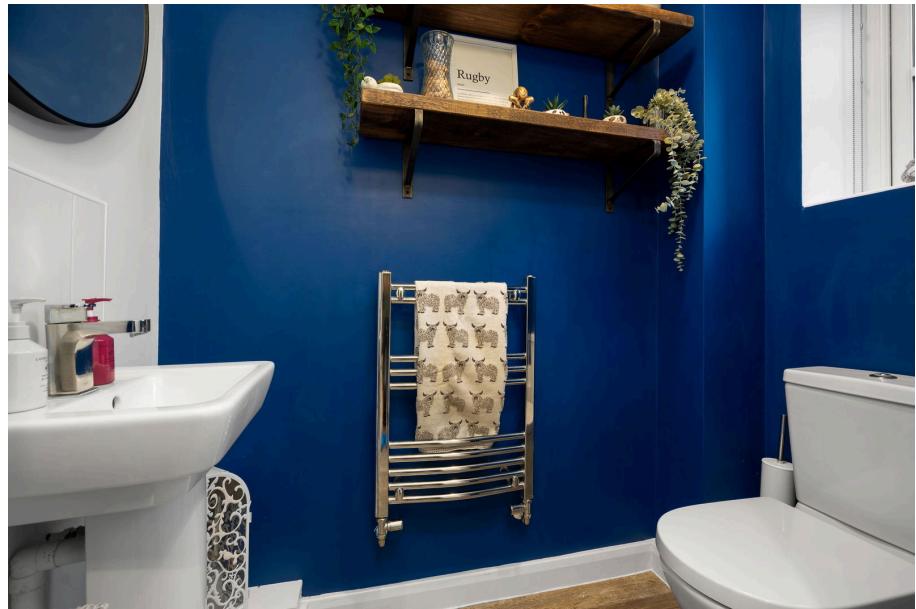
## 22 Mossy Lea Drive,

£280,000

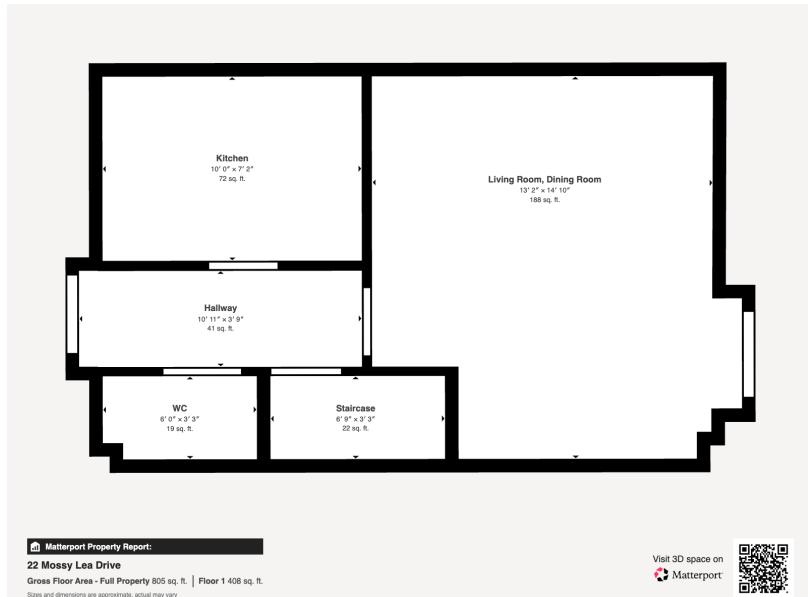
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- Beautifully presented two-bedroom stone-built property
- Sought-after Old Glossop development at the edge of open countryside
- Spacious lounge/dining room with patio doors to rear garden
- Second bedroom with fitted wardrobes and pleasant outlook
- Two private parking spaces
- Built in 2018 with high-quality fixtures and fittings throughout
- Modern fitted kitchen with integrated appliances
- Principal bedroom with fitted wardrobes and en-suite shower room
- Contemporary family bathroom and ground floor WC
- Close to local amenities, well-regarded schools, Manor Park, and excellent transport links



A beautifully presented two-bedroom stone-built home, built in 2018 and set within the sought-after Old Glossop development. Offering modern, low-maintenance living with quality fixtures throughout, the property enjoys countryside walks on the doorstep, private parking, and enclosed gardens, all within easy reach of local amenities, schools, transport links, and the strong community feel of Old Glossop.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	