



Princess Close
Ashton-Under-Lyne, OL5 9PH

Offers in the region of £279,000



There's no agent like home

Home Estate Agents are delighted to offer for sale this exceptional four bedroom semi detached property in the sought after Mossley area. This spacious home boasts a flexible layout, with the current configuration merging bedrooms 3 and 4, although easily convertible back to separate rooms as needed. This extended property features a generously sized living space with an en-suite bathroom and an additional family bathroom for convenience. Two reception rooms provide ample space for diverse uses, and a charming conservatory adds a touch of elegance, offering a seamless connection to the outdoors. The inclusion of an en bloc garage adds an extra layer of convenience for secure parking or additional storage. Situated on a quiet cul-de-sac, this home provides a peaceful living environment while remaining conveniently close to open countryside, popular schools, essential amenities, and well-connected transport links. The property's strategic location ensures a perfect balance between tranquility and accessibility, making it an ideal residence for families or those seeking a comfortable and well-connected lifestyle. Don't miss the opportunity to own this versatile and well-appointed home in the heart of Mossley. ****Viewing Highly Recommended****

In brief the accommodation comprises of: Porch, living room, kitchen/breakfast room, lounge/diner and conservatory to the ground floor. Four good sized bedrooms (master with en-suite) and family bathroom to the first floor. Lawned garden and driveway to the front. Enclosed garden to the rear. The property also benefits from an en bloc garage.



GROUND FLOOR

Porch

Door to front, double glazed windows to front and side, door to:

Living Room 11'7" x 15'9" (3.53m x 4.80m)

Double glazed window to front, radiator, stairs to first floor, door to:

Kitchen/Breakfast Room 15'5" x 15'9" (4.69m x 4.80m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, incorporated breakfast bar, integrated dishwasher, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to side, double glazed French doors leading out to rear garden, door to:

Lounge/Diner 23'9" x 7'9" (7.24m x 2.35m)

Double glazed window to front, two radiators, open plan to Conservatory, door to:

Utility Room 4'5" x 7'8" (1.35m x 2.33m)

Plumbing for washing machine, space for tumble dryer, two double glazed windows to rear.

Conservatory 9'0" x 7'9" (2.74m x 2.35m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors to

Bedroom 1 14'0" x 7'9" (4.27m x 2.35m)

Double glazed velux window to front, double glazed window to front, radiator, open plan to:

En-suite 5'0" x 7'9" (1.53m x 2.35m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

Bedroom 2 7'10" x 8'1" (2.39m x 2.46m)

Double glazed window to rear, radiator.

Bedroom 3 8'1" x 7'8" (2.46m x 2.33m)

Double glazed window to front, radiator.

Bedroom 4 8'6" x 7'2" (2.60m x 2.18m)

Double glazed window to front, radiator.

Bathroom 5'0" x 7'3" (1.53m x 2.21m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Lawned garden to the front with driveway. Enclosed garden to the rear with lawn area. En bloc garage situated at the end of the road.

DISCLAIMER

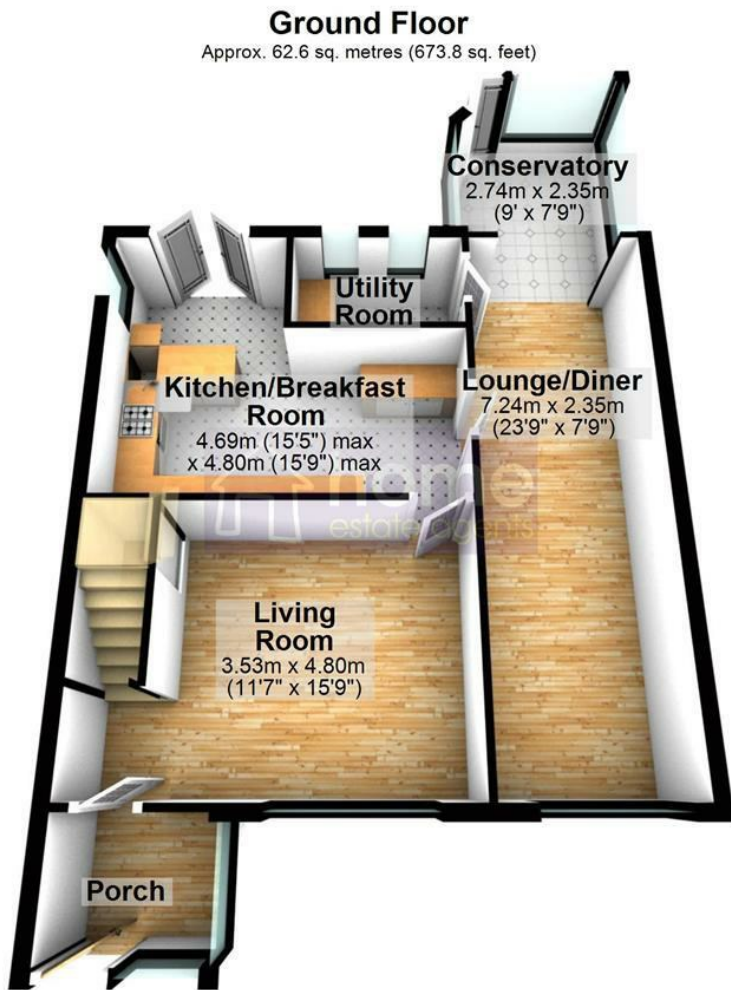
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

WWW.HOMEEA.CO.UK







Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | 69 | |
| (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 |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |