



Milton Brae
Mossley, OL5 0BF

Offers over £1,100,000



There's no agent like home

Introducing a truly exquisite newly constructed bespoke detached property, nestled in the charming locale of Top Mossley. This magnificent residence boasts a sprawling layout spread over three floors, meticulously designed to cater to the most discerning tastes.

Upon entry, you are greeted by a spacious open-plan living area seamlessly integrated with a state-of-the-art kitchen, accentuated by two sets of bifold doors that invite natural light and picturesque views indoors. The harmonious fusion of elegance and functionality creates an inviting ambiance ideal for both relaxation and entertainment.

The property features a dedicated home office, offering a tranquil space for productivity and creativity. Additionally, a lavish cinema room adorned with bi-fold doors promises unparalleled cinematic experiences within the comfort of your home.

For those inclined towards wellness and fitness, a well-appointed gym awaits, boasting bi-fold doors that effortlessly merge interior spaces with the serene outdoors, fostering an inspiring environment for workouts and rejuvenation.

The accommodation also comprises three generously proportioned bedrooms, each exuding luxury and comfort. Bedroom one stands as a testament to opulence, featuring two Juliette balconies and double doors that unveil an additional balcony area, offering a private sanctuary to unwind and relish panoramic vistas. Bedrooms two and three are thoughtfully adorned with walk-in wardrobes, ensuring ample storage space and organization. Every bedroom is complemented by its own en-suite bathroom, epitomizing modern sophistication and convenience. Completing the accommodation, another bathroom adds to the convenience and comfort of residents and guests alike.

Nestled in the esteemed locale of Top Mossley, this remarkable residence boasts captivating views of the surrounding countryside, providing a picturesque backdrop for everyday living and unforgettable moments.

****N.B Part Exchange Considered****



GROUND FLOOR

Entrance Hall

Door to front, doors leading to:

Living Room 19'6" x 39'2" (5.94m x 11.94m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink with mixer tap, integrated appliances two sets of bi-fold doors, two radiators.

Bedroom 1 35'8" x 19'6" (10.88m x 5.94m)

Two sets of French doors opening out to Juliette balconies, French doors opening up to balcony, two radiators door leading to:

En-suite 12'8" x 14'8" (3.86m x 4.48m)

Fully fitted en-suite.

Hall

Stairs leading to lower ground floor, stairs leading to first floor, doors leading to:

Bathroom 12'0" x 6'4" (3.67m x 1.94m)

Fully fitted bathroom.

Office 12'0" x 12'7" (3.67m x 3.84m)

Radiator.

LOWER GROUND FLOOR

Hall

Door leading to:

Cinema Room

Bi-fold doors.

Gym

Bi-fold door.

FIRST FLOOR

Sitting Room 19'6" x 19'6" (5.94m x 5.94m)

Three ceiling skylights, double glazed window to front, two radiators, doors leading to:

Bedroom 2 15'9" x 33'0" (4.80m x 10.06m)

Three double glazed windows to front, open plan to walk-in wardrobe, door leading to:

En-suite

Fully fitted en-suite.

Bedroom 3 36'7" x 18'1" (11.16m x 5.52m)

Two double glazed windows to side, door leading to walk-in wardrobe, door leading to en-suite.

En-suite

Fully fitted en-suite.

OUTSIDE

Driveway to the front of the property with steps leading up to raised garden area. Panoramic views over the local area.

DISCLAIMER

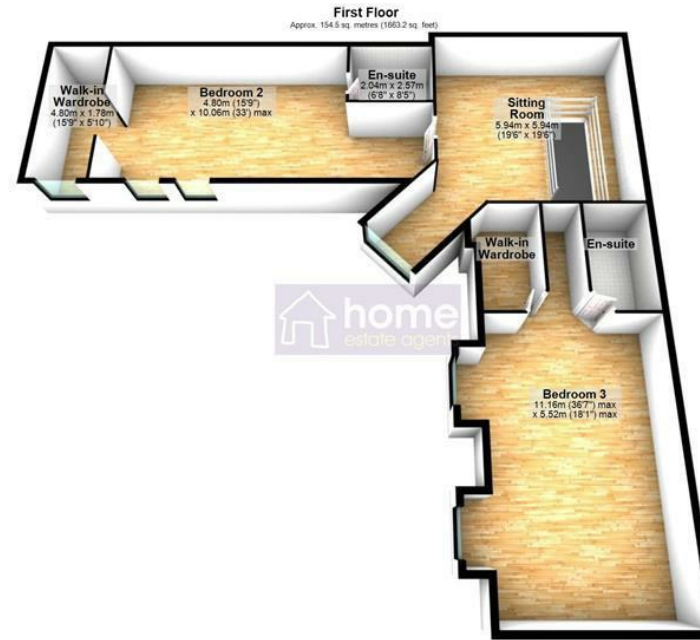
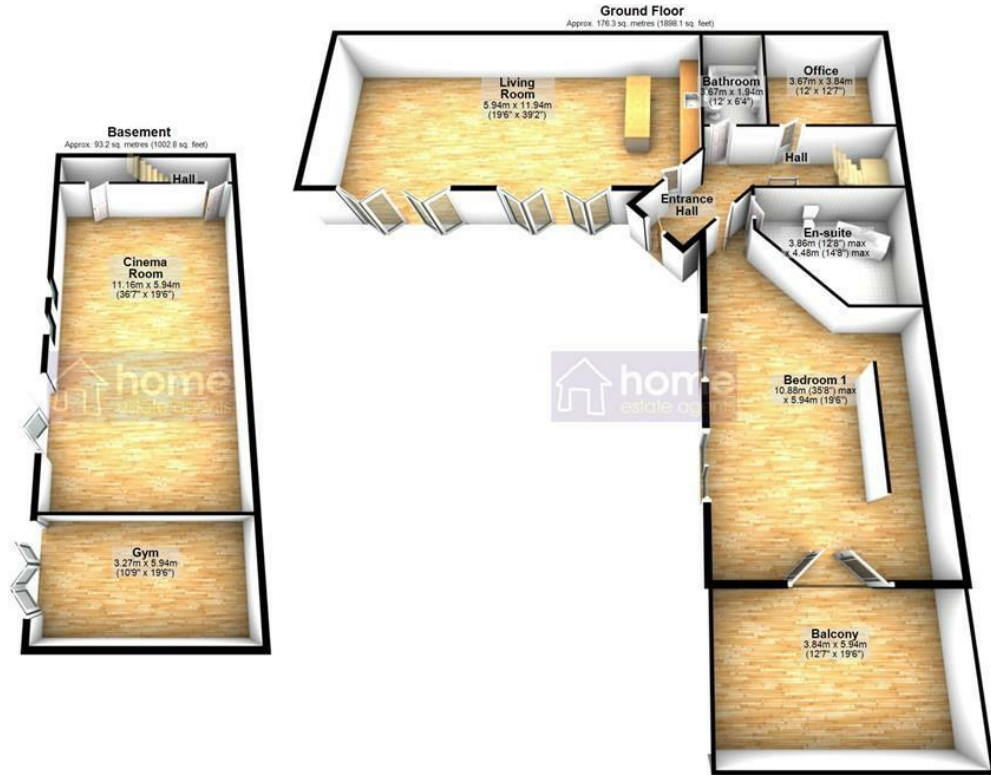
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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.

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Total area: approx. 424.0 sq. metres (4564.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	87	
(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
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		
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