



Princess Close  
Mossley, OL5 9PH

Offers over £219,950



There's no agent like home



This charming three-bedroom mid mews property is nestled in the highly desirable Mossley area, tucked away in a tranquil cul-de-sac. Boasting a serene ambiance and close proximity to open countryside, it offers a peaceful retreat.

As you enter, you're welcomed by a welcoming porch leading into a cozy lounge, perfect for relaxing evenings or entertaining guests. The heart of the home lies in the open-plan kitchen/diner, seamlessly flowing into a bright conservatory, creating a spacious and airy atmosphere ideal for family gatherings and everyday living.

Three well-appointed bedrooms, providing comfortable spaces for rest and relaxation and a family bathroom completes the first floor, offering convenience and functionality for modern living. Outside, the property delights with its well-maintained lawned garden at the front, adding curb appeal and a welcoming first impression. The enclosed rear garden features an artificial lawn, requiring minimal upkeep, and leads to a raised decking area, ideal for al fresco dining, entertaining, or simply enjoying the outdoors in privacy.

With its convenient location near popular schools, local amenities, and transport links, this property offers a perfect home for the growing family. Don't miss the opportunity to make this delightful home yours! **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Porch

Door to front, double glazed window to front and side, door leading to:

### Lounge 11'9" x 14'10" (3.59m x 4.52m)

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

### Kitchen/Diner 7'6" x 14'10" (2.28m x 4.52m)

Fitted with a matching base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, open plan to:

### Conservatory 9'0" x 7'6" (2.74m x 2.29m)

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

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 11'5" x 9'3" (3.48m x 2.82m)

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom 2 8'0" x 8'0" (2.43m x 2.44m)

Double glazed window to rear, radiator.

### Bedroom 3 8'4" x 10'6" (2.54m x 3.19m)

Double glazed window to front, radiator, door to storage cupboard.

### Bathroom 5'0" x 7'3" (1.52m x 2.21m)

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

## OUTSIDE

Lawned garden to the front. Enclosed garden to the rear with artificial lawn leading to raised decking area.

## 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.

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## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 