



Hart Mill Close  
Mossley, OL5 0NU

**Offers over £239,950**

Situated on a cul-de-sac in Mossley, this property offers the perfect blend of modern living and natural beauty. Close to local schools, amenities, and transport links, it provides convenience for everyday life. Enjoy stunning views of the open countryside from this home, located on the edge of the Pennines. With plenty of countryside and canal walks nearby, it's ideal for nature lovers.

On the ground floor, the property features a comfortable lounge for relaxation and family time. The modern and spacious kitchen/diner is perfect for cooking and dining with loved ones. There's also a utility area for laundry and additional storage, as well as a practical WC.

The first floor includes three bedrooms. Bedroom one features an en-suite for added privacy and convenience, while bedrooms two and three are suitable for family members or as guest rooms. A well-appointed family bathroom serves the household needs.

The exterior of the property includes a double driveway at the front, providing ample parking space. At the rear, there is an enclosed lawned garden, perfect for outdoor activities and family gatherings.

This well-presented three-bedroom property is an excellent choice for growing families looking for a modern home in a desirable location and close to Mossley Hollins High School. Contact us today to arrange a viewing and see all this property has to offer!



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door leading to:

### Lounge 17'9" x 14'6" (5.41m x 4.41m)

Double glazed window to front, radiator, door leading to:

### Kitchen/Diner 9'11" x 13'8" (3.03m x 4.17m)

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

### Utility Area

Plumbing for washing machine, space for tumble dryer, door leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, radiator.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 12'2" x 11'2" (3.72m x 3.41m)

Double glazed window to front, radiator, door leading to:

### En-suite

Three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls.

### Bedroom 2 9'10" x 10'7" (3.00m x 3.22m)

Double glazed window to rear, radiator.

### Bedroom 3 7'3" x 6'9" (2.22m x 2.06m)

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

### Bathroom 6'4" x 7'1" (1.94m x 2.15m)

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

## OUTSIDE

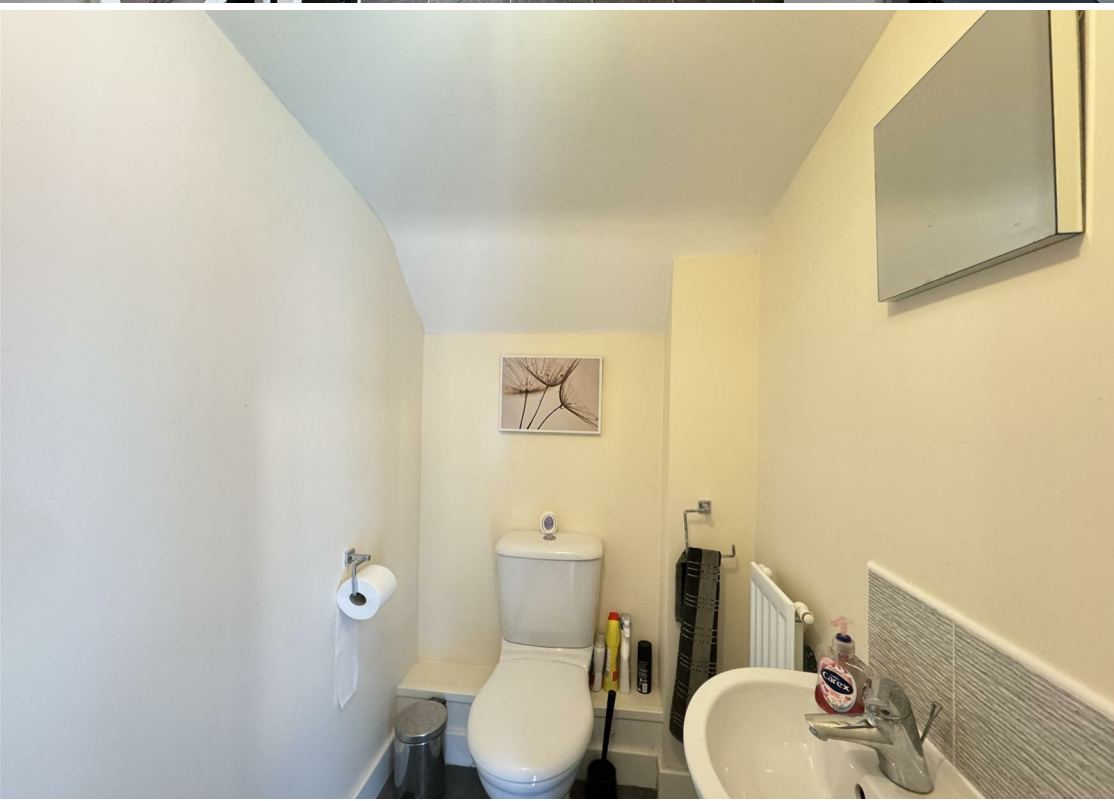
Lawned garden with private side access

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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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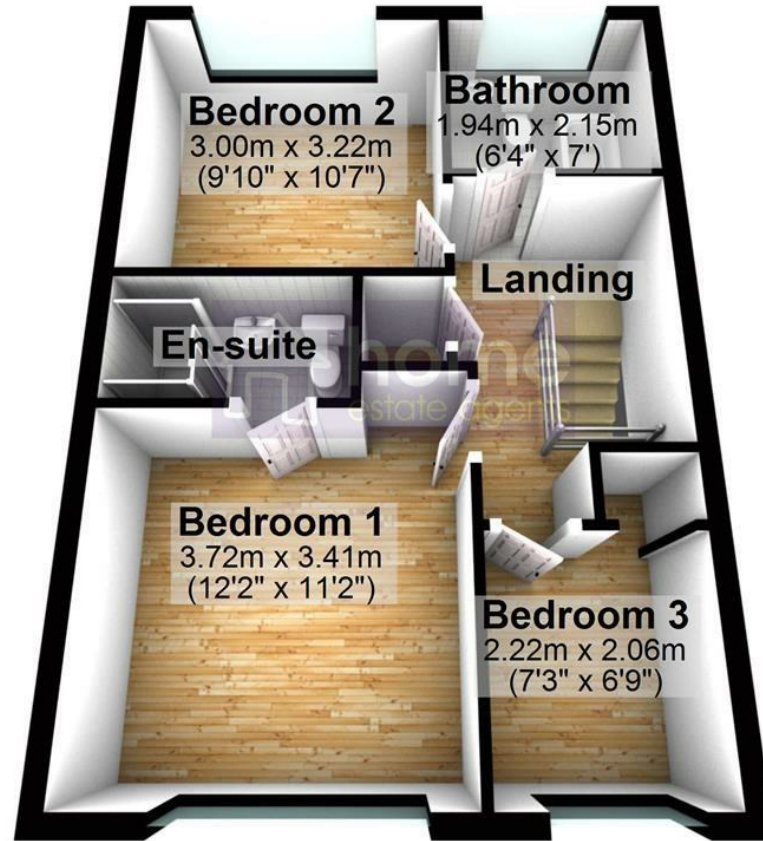





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 