



The Larches, Mossley, OL5 9DN

Offers over £240,000

Home Estate Agents are pleased to offer for sale this excellently sized three bedroom extended semi detached property occupying a large corner plot being ideal for the growing family or first time buyer with the property in a ready to move into condition of which only a full internal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: Lounge, superb open plan living area with breakfast kitchen and great sized dining kitchen with patio doors to the side and Velux windows to the rear flooding the room with light. Whilst to the first floor there are three good sized bedrooms and a family bathroom with separate WC. To the outside the property boasts an extensive sized garden to the front and side with off parking for two/three vehicles with potential for more is required. The property further benefits from Upvc double glazing and gas central heating making this property an ideal choice for any discerning purchaser.

Viewing Highly Recommended!



GROUND FLOOR

Lounge

12'11" x 18'3" (3.93m x 5.56m)

Upvc double glazed front door, window to front, wooden flooring, media wall with integrated fire, TV aerial point, inset ceiling spot lights, radiator.

Kitchen/Breakfast Room

7'10" x 18'3" (2.39m x 5.56m)

Fitted base and wall units, tiled floor, door to under stairs storage cupboard, door to the side elevation, radiator.

Open Plan Kitchen/Dining Room

11'8" x 18'3" (3.55m x 5.56m)

Fitted base and wall units with 1 1/4 single drainer sink unit and worktops over, tiled floor, inset ceiling spot lights, plumbing and space for washing machine and dishwasher, window to rear, Upvc double glazed patio doors to the large side garden, Two Velux windows flooding the room with light, space for fridge freezer, space for cooker with extractor hood above, radiator.

FIRST FLOOR

Landing

Window to side, access to roof void which has been converted with Velux window.

Bedroom 1

13'2" x 10'4" (4.02m x 3.16m)

Window to front, inset ceiling spot lights, radiator.

Bedroom 2

7'10" x 10'4" (2.39m x 3.16m)

Window to front, storage cupboard, radiator.

Bedroom 3

10'2" x 7'7" (3.09m x 2.30m)

Window to rear, radiator.

Bathroom

White bathroom suite in white with panelled bath and pedestal wash hand basin, window to rear, radiator.

WC

Low level WC, window to rear.

OUTSIDE

Gardens & Driveway

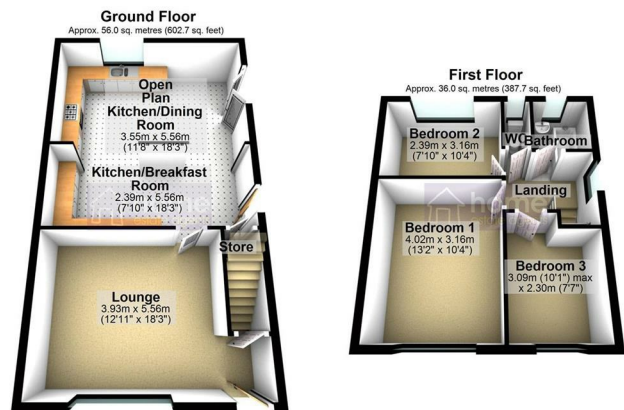
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DISCLAIMER

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/herself 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.



Total area: approx. 92.0 sq. metres (990.4 sq. feet)

