



Ash Hill Drive  
Mossley, OL5 9PW

Offers over £300,000



There's no agent like home



This exceptional three-bedroom detached split-level family home is a true gem, nestled at the end of a sought-after cul-de-sac in the desirable Mossley area. This property is perfectly positioned close to local schools, amenities, transport links, and picturesque countryside walks, making it an ideal choice for families seeking both comfort and convenience. One of the standout features of this property is that it comes with no vendor chain, ensuring a smooth and swift purchase process.

As you step inside, you are greeted by a bright and airy porch that leads into the inviting dining room. The dining area is enhanced by French doors that open out to the front garden, allowing natural light to flood the space. The well-appointed kitchen is not only practical but also provides direct access to the integral garage, which is fully equipped with power and lighting, offering additional storage or workspace.

The split-level layout adds a unique and attractive dimension to the home, with stairs leading from the dining room up to the comfortable lounge. This space is perfect for relaxation. Adjacent to the lounge is a spacious conservatory, an ideal spot for enjoying the garden in all seasons, with direct access to the rear garden. Upstairs, the property features three generously sized bedrooms, each offering ample space. The family bathroom is a highlight, featuring a luxurious jacuzzi bath, perfect for unwinding, as well as a separate shower for added convenience. A separate WC completes the upper level, providing practical family living.

The rear garden is fully enclosed, offering a private and secure space for outdoor activities. It features a well-kept lawn, a paved patio area ideal for alfresco dining, and a metal staircase that leads up to a versatile office or gym room. This additional room is perfect for work or leisure or to create an additional self-contained living space.

This versatile home with no vendor chain is perfect for growing families.



## GROUND FLOOR

### Porch

Door to side, double glazed windows to sides, door leading to:

### Dining Room 11'9" x 11'4" (3.58m x 3.45m)

Radiator, stairs leading to split-level lounge and conservatory, double glazed French doors leading out to front, door leading to:

### Kitchen 11'9" x 7'10" (3.58m x 2.38m)

Fitted with a matching range of base and eye level units with granite worktop space over, inset sink with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, radiator, door leading to garage.

### Lounge 9'8" x 19'5" (2.95m x 5.93m)

Double glazed window to rear, radiator, stairs leading up to first floor, double glazed French doors leading to:

### Conservatory 7'9" x 18'0" (2.37m x 5.49m)

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

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 10'4" x 10'8" (3.14m x 3.24m)

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

### Bedroom 2 11'1" x 7'10" (3.39m x 2.39m)

Double glazed window to front, radiator.

### Bedroom 3 10'4" x 8'6" (3.14m x 2.59m)

Double glazed window to rear, radiator.

### Bathroom 9'3" x 5'3" (2.83m x 1.60m)

Three piece suite comprising panelled jacuzzi bath with hand shower attachment, wash hand basin and shower enclosure, tiled walls, double glazed window to front, radiator.

### WC

Two piece suite comprising, wash hand basin and low-level WC, tiled walls, double glazed window to front, radiator.

## OUTSIDE

Well maintained lawned garden to the front with paved driveway leading to the integral garage, providing ample off road parking. Enclosed garden to the rear with lawn and paved patio areas with access to the versatile office/gym.

### Garage 21'9" x 9'9" (6.64m x 2.98m)

Up and over electric door, radiator, power and lighting.

### Office/Gym 17'7" x 9'9" (5.36m x 2.97m)

Access via metal staircase to the rear of the property. Two double glazed velux windows to front, radiator, vaulted ceiling.

## 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.

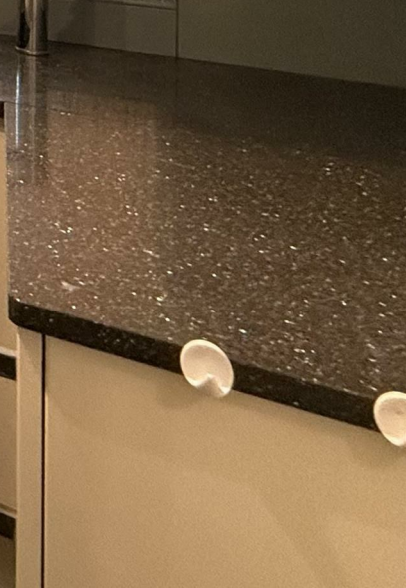
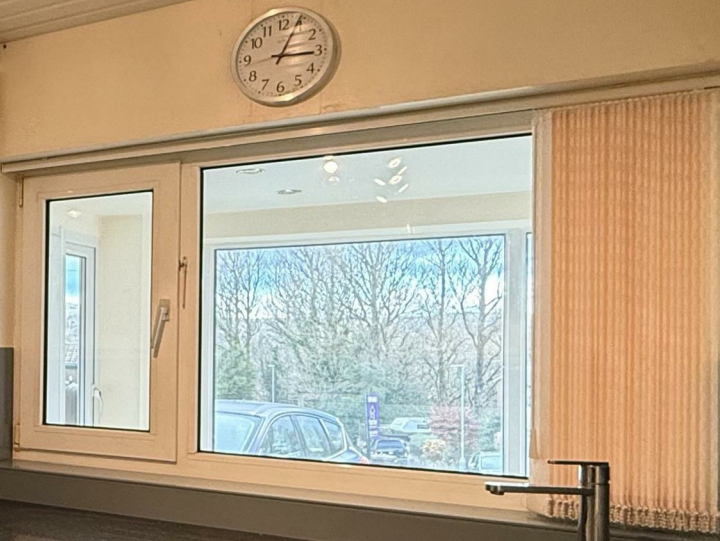
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank,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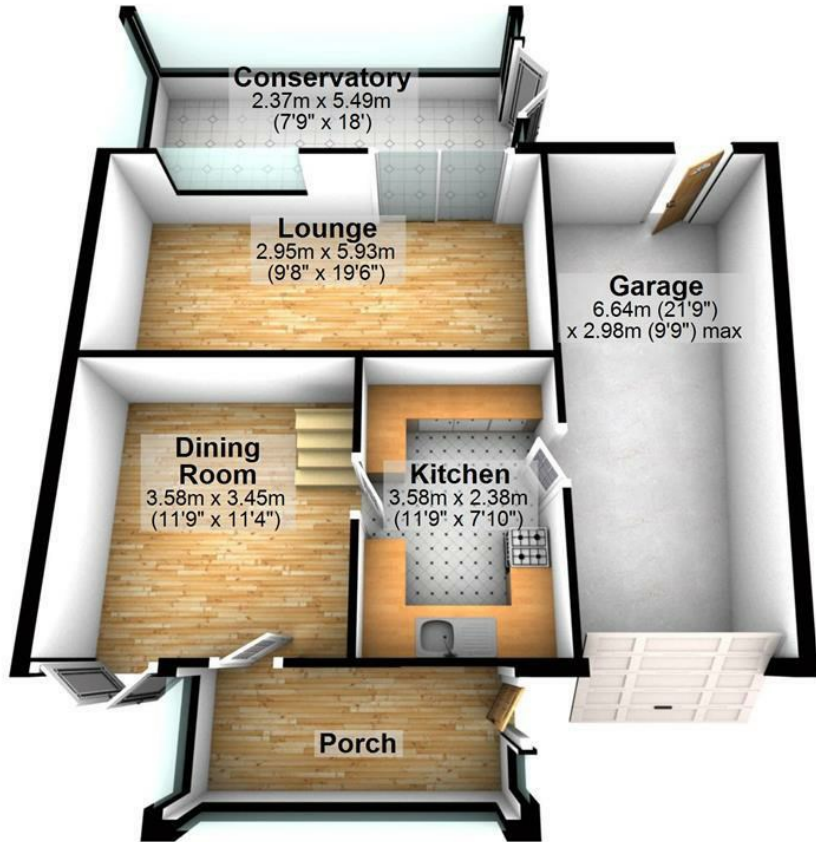




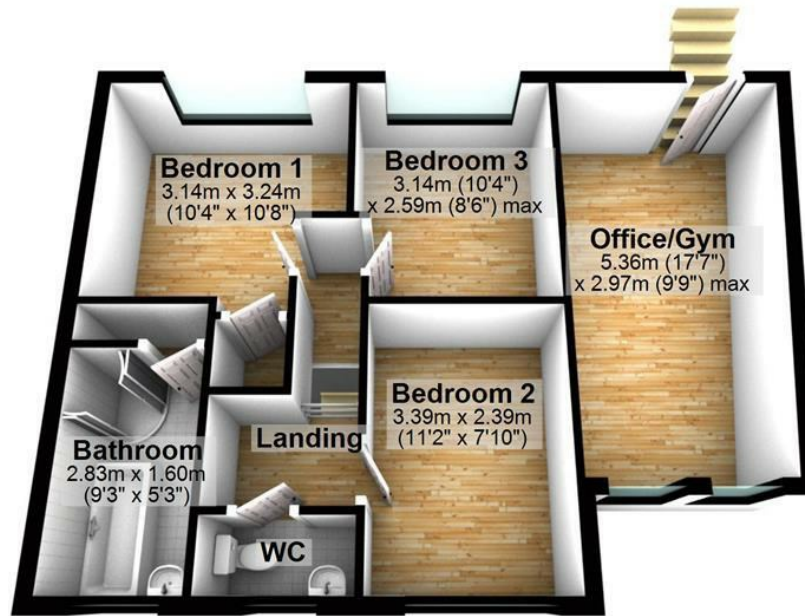




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</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