



Crown Hill
Mossley, OL5 9NY

Offers over £399,950



There's no agent like home

This stunning three-bedroom, double-fronted stone semi-detached property is a true gem. Nestled in the sought after Mossley area, this home is immaculately presented and ready for you to move into. Its prime location offers the best of both worlds, close proximity to local amenities, transport links and well regarded schools, while also being within easy reach of beautiful countryside and reservoir walks.

The accommodation is thoughtfully arranged across three floors, offering both space and flexibility. The lower ground floor is a standout feature, with its own entrance from the front, providing a private retreat with access to the rear garden. This level includes a versatile family room, a utility area, and an office space, perfect for working from home or as a quiet study area. The ground floor impresses with a spacious entrance hall, which opens onto a terrace area. The lounge, with its dual-aspect windows, is bathed in natural light, offering a welcoming space to relax or entertain. The expansive kitchen/diner is the heart of the home, ideal for family meals or hosting guests, and is complemented by an additional utility room and a convenient WC. Upstairs, the first floor offers three beautifully appointed bedrooms, each designed with comfort in mind. The master suite is a true sanctuary, featuring its own en-suite bathroom, while the remaining two bedrooms share a stylish family bathroom, all finished to a high standard.

Outside, the property continues to impress. The forecourt garden to the front enhances the home's curb appeal, while the enclosed rear garden is a private oasis, perfect for both relaxation and entertaining. The spacious lawn provides plenty of room for outdoor activities, and the terrace area is ideal for alfresco dining, an undercover bar area adds a unique touch.

With its blend of character, modern living, and enviable location, this property truly has the "wow" factor. Don't miss your chance to make this exceptional property your own!



GROUND FLOOR

Entrance Hall

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

Lounge 16'0" x 13'3" (4.88m x 4.05m)

Two double glazed windows to front, double glazed window to rear, feature fireplace, radiator.

Kitchen/Diner 18'0" x 14'9" (5.49m x 4.50m)

Fitted with a matching range of base and eye level units with granite worktop space over, matching island unit with cupboards under, inset sink with mixer tap, space for fridge/freezer, inglenook space for range cooker, double glazed window to front, double glazed window to rear, radiator, stairs leading down to lower ground floor, door leading to:

Utility 9'1" x 6'1" (2.76m x 1.85m)

Worktop space, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, two double glazed windows to side, radiator, door leading to:

WC

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

LOWER GROUND FLOOR

Entrance Vestibule

Door to front, doors leading to:

Utility 3'9" x 8'11" (1.15m x 2.72m)

Radiator.

Family Room 11'7" x 13'3" (3.53m x 4.04m)

Double glazed window to rear, feature inglenook fireplace, radiator, open plan to:

Office 9'0" x 5'8" (2.74m x 1.72m)

Two double glazed windows to side, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom 13'1" x 16'10" (3.99m x 5.14m)

Three double glazed windows to front, radiator, door leading to:

En-suite

Three piece suite comprising wash hand basin, shower area and low-level WC, tiled walls, heated towel rail.

Bedroom 2 14'5" x 13'4" (4.39m x 4.07m)

Two double glazed windows to front, radiator.

Bedroom 3 14'4" x 6'0" (4.37m x 1.83m)

Double glazed window to side, radiator.

Bathroom

Three piece suite comprising double ended freestanding bath, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Gated forecourt garden to the front of the property. Enclosed good sized garden to the rear with spacious lawn area, terrace seating area with views over the garden and undercover bar area, perfect for entertaining.

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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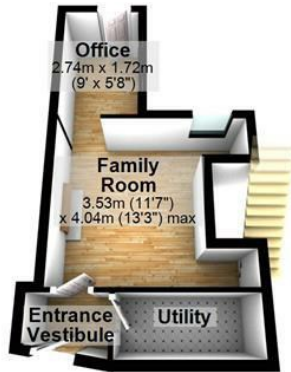




play



Lower Ground Floor




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 