



Dale Avenue  
Mossley, OL5 9DG

Offers over £270,000



There's no agent like home



This delightful three-bedroom semi-detached home offers a perfect blend of space and convenience making it an ideal choice for those looking to settle in the peaceful Hey Farm estate in Mossley. With no vendor chain, the property is ready for you to move in and make it your own. Its prime location near the Greenfield border ensures you're never far from nature, with the picturesque Dovestone Reservoir and the expansive Peak District National Park just a short distance away, ideal for outdoor enthusiasts and nature lovers.

The property is also conveniently positioned within walking distance of Mossley Hollins High School, making it an excellent choice for families. Additionally, local amenities and well-connected transport links are easily accessible.

As you step inside, the welcoming porch leads you into the hallway. The bright and airy lounge offers a comfortable space to unwind, while the separate dining room provides a great area for family meals and entertaining guests. The kitchen is well-equipped and designed to accommodate all your culinary needs.

Upstairs, the three bedrooms are all generously proportioned, offering plenty of space for a growing family. The four-piece bathroom suite is thoughtfully designed, combining functionality.

Outside, the property shines with its outdoor spaces. The front garden is beautifully maintained, featuring a lush lawn, while the driveway provides ample off-road parking and leads to the attached garage, ideal for extra storage space. The rear garden is a standout feature with a paved patio that's perfect for alfresco dining leading to a well-kept lawn, offering plenty of space.

This property is an ideal home for families looking to grow and to create a dream home. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Porch

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

### Hallway

Radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### Lounge 12'4" x 12'0" (3.76m x 3.66m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, sliding door leading to:

### Dining Room 10'4" x 8'9" (3.15m x 2.67m)

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

### Kitchen 10'4" x 9'1" (3.15m x 2.77m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, door to side leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, door to storage cupboard, doors leading to:

### Bedroom 1 12'0" x 9'11" (3.66m x 3.03m)

Double glazed window to front, built-in wardrobes, radiator.

### Bedroom 2 10'8" x 10'0" (3.25m x 3.05m)

Double glazed window to rear, built-in wardrobes, radiator.

### Bedroom 3 6'8" x 8'0" (2.03m x 2.44m)

Double glazed window to front, radiator.

### Bathroom 5'5" x 7'10" (1.66m x 2.38m)

Four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Lawned garden. to the front with planted borders. Block paved driveway leading to the garage. Garden to the rear with paved patio area and well maintained lawn with planted borders.

### Garage 15'7" x 8'0" (4.74m x 2.44m)

Roller door to the front.

## 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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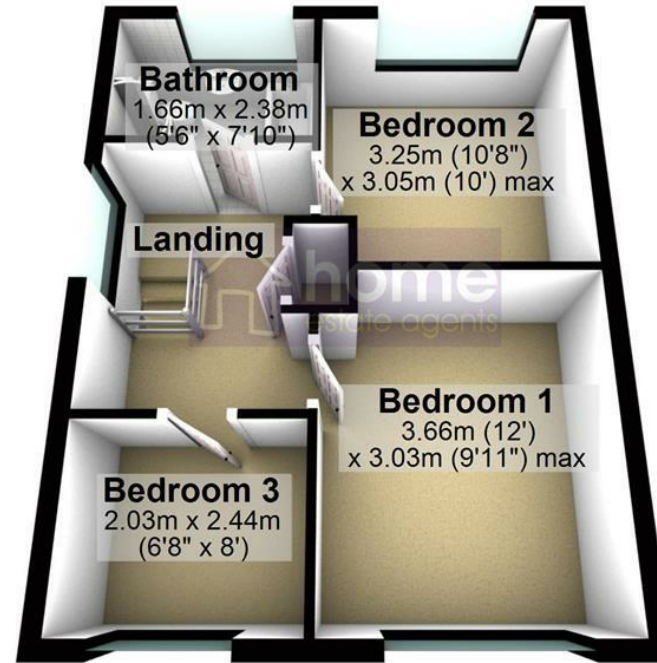




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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