



Crown Hill
Mossley, OL5 9NY

Offers over £275,000

This delightful three-bedroom semi-detached home in the desirable area of Mossley combines convenience, comfort, and stunning natural surroundings. Perfect for families, couples, or those looking to downsize, the property is offered with no vendor chain, making it an ideal choice for a smooth and stress-free move.

Upon entering, you're greeted by an entrance hall. The spacious lounge provides the perfect spot for relaxation. The kitchen/diner offers plenty of room dining, and entertaining. The ground floor also benefits from a practical WC, adding extra convenience for guests and family members.

Upstairs, the property boasts three bedrooms, providing flexibility for use as guest rooms, a home office, or a nursery. The modern shower room is designed with contemporary fixtures and fittings, offering a sleek and functional space.

Outside, the property continues to impress with its low-maintenance artificial lawned front garden, ensuring curb appeal all year round. A block-paved driveway provides ample parking space and extends down the side of the house, leading to a detached garage—ideal for storage or as a workshop space. Additionally, there is gated off-road parking accessible from Brunswick Street, offering extra convenience.

The rear garden is a true highlight, featuring a block-paved patio perfect for alfresco dining, and an artificial lawned area that requires minimal upkeep.

The home sits on a spacious corner plot, providing plenty of off-road parking and outdoor space, perfect for hosting gatherings or simply enjoying the outdoors.

Beyond the property, you'll find yourself surrounded by the natural beauty of Mossley, with easy access to countryside walks and nearby reservoirs, making it perfect for outdoor enthusiasts. Additionally, the property is well-positioned for local schools, shops, and excellent transport links, ensuring that everything you need is within easy reach.

Don't miss out on making this wonderful property your next home!



GROUND FLOOR

Entrance Hall

Door to side, double glazed window to side, radiator, stairs leading to first floor, doors leading to:

WC

Double glazed window to side, low-level WC, radiator.

Lounge 10'10" x 15'10" (3.30m x 4.83m)

Double glazed window to front, two radiators.

Kitchen/Diner 10'6" x 12'10" (3.20m x 3.91m)

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 washing machine, space for fridge/freezer, built-in oven, built-in hob, double glazed window to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'10" x 11'2" (3.61m x 3.41m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 2 11'5" x 11'2" (3.48m x 3.41m)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3 7'4" x 6'9" (2.23m x 2.07m)

Double glazed window to front, radiator, fitted bedroom furniture.

Shower Room 6'2" x 5'9" (1.88m x 1.74m)

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

OUTSIDE

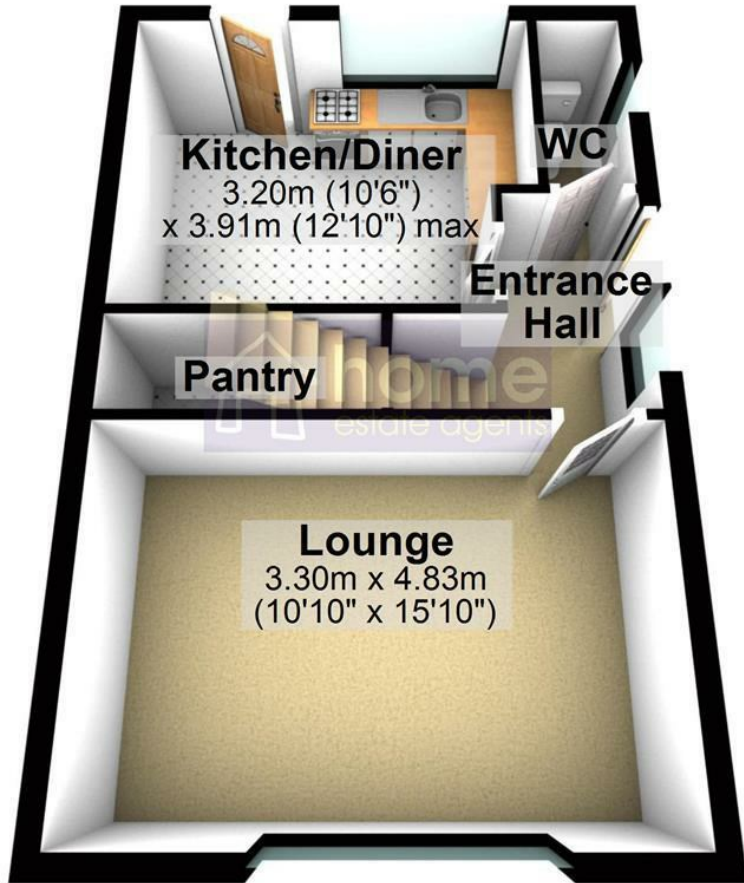
Stunning countryside views. Artificial lawn to the front with block paved driveway extending down the side of the property leading to a detached garage. Block paved patio to the rear with artificial lawn area. Additional gated off road parking to the side of the house accesible from Brunswick Street, offering extra convenience for those with multiple vehicles or guests.

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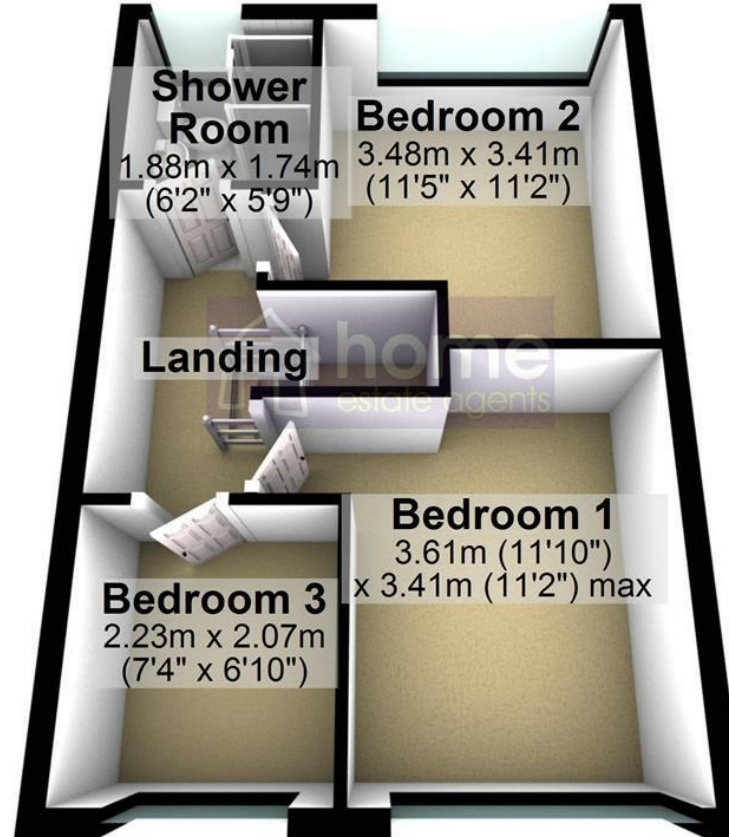





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(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 