



Quickedge Road
Mossley, OL5 0PH

Offers over £245,000

This delightful three-bedroom mid-terraced home is ideally positioned in the highly desirable Top Mossley area, boasting breathtaking panoramic views of the local countryside from the rear of the property. With its prime location, this home is just a short distance from a variety of local shops, amenities, good schools and excellent transport links, including Mossley Train Station, making it an ideal choice for commuters. Outdoor enthusiasts will love the easy access to numerous countryside walks, providing the perfect escape from the hustle and bustle of daily life.

As you step inside, you are greeted by a welcoming entrance hall that leads into a well-fitted kitchen. The inviting lounge offers a comfortable space for relaxation, while the bright and airy conservatory provides additional living space, ideal for dining or simply enjoying the views of the garden and beyond. Upstairs, the property features three generously sized bedrooms, offering ample space for family living or home office potential. The family bathroom is well-appointed and completes this floor.

Externally, the property offers a private driveway to the front, providing off-road parking, while the rear boasts an enclosed lawned garden. This outdoor space is perfect for alfresco dining, gardening, or simply unwinding while taking in the stunning views of the surrounding countryside. With its blend of convenience, comfort, and stunning natural surroundings, this property offers a truly unique opportunity to enjoy the best of both town and country living. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Kitchen 11'7" x 9'9" (3.53m x 2.97m)

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 eye level oven, built-in hob with extractor hood over, double glazed window to front, radiator.

Lounge 10'10" x 15'11" (3.30m x 4.85m)

Radiator, double glazed sliding door leading to:

Conservatory 7'5" x 12'0" (2.26m x 3.66m)

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'7" x 9'9" (3.53m x 2.97m)

Double glazed window to front, radiator.

Bedroom 2 10'10" x 10'0" (3.30m x 3.05m)

Double glazed window to rear, radiator.

Bedroom 3 8'0" x 7'10" (2.44m x 2.39m)

Double window to rear, radiator, fitted bedroom furniture.

Bathroom 5'6" x 5'10" (1.68m x 1.78m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to front, door to:

OUTSIDE

Driveway to the front. Enclosed lawned garden to the rear with panoramic views.

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

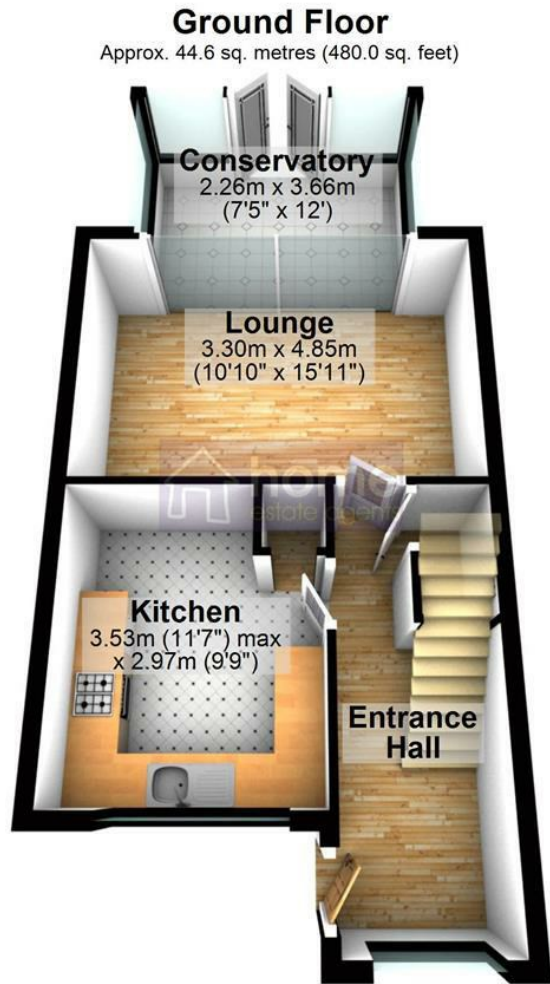
proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of 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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Total area: approx. 78.4 sq. metres (844.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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		
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