



Princess Close  
Mossley, OL5 9PH

Offers over £215,000

Nestled in a quiet cul-de-sac in the highly sought-after Mossley area, this charming two-bedroom property offers a perfect blend of comfort and convenience. Enjoying close proximity to open countryside, it's ideal for nature lovers while still providing easy access to local schools, amenities, and excellent transport links for commuters.

The ground floor features a welcoming porch, a hallway leading to a spacious lounge, perfect for relaxing or entertaining guests and a well appointed kitchen. Upstairs, the property boasts two generously sized double bedrooms, each with plenty of space. The layout offers great versatility. The modern shower room features contemporary fixtures and fittings, adding to the home's practical appeal.

Outside, the front of the property benefits from a lawned garden, complemented by a private driveway leading to a garage—ideal for secure parking or additional storage. The rear garden offers an enclosed space, providing privacy. The attractive decking area is perfect for outdoor dining, summer barbecues, or simply unwinding after a long day.

With its blend of cosy living spaces and prime location, this property is an ideal opportunity for first-time buyers, young families, or those looking to downsize. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Porch

Double glazed windows to front and side, door leading to:

### Hall

Radiator, stairs leading to first floor, door leading to:

### Lounge 11'9" x 12'10" (3.59m x 3.91m)

Double glazed window to front, radiator, feature log burner, door leading to:

### Kitchen 7'5" x 15'8" (2.27m x 4.78m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, space for range style cooker, two double glazed windows to rear, radiator, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 8'9" x 15'8" (2.66m x 4.78m)

Two double glazed windows to front, radiator, door to storage cupboard.

### Bedroom 2 10'6" x 8'2" (3.20m x 2.49m)

Double glazed window to rear, radiator.

### Shower Room 5'0" x 7'1" (1.52m x 2.17m)

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

## OUTSIDE

Lawned garden to the front and driveway leading to the garage. Enclosed garden to the rear laid with decking.

### Garage 16'5" x 8'9" (5.00m x 2.67m)

Up and over door, door leading out to the rear.

## DISCLAIMER

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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.

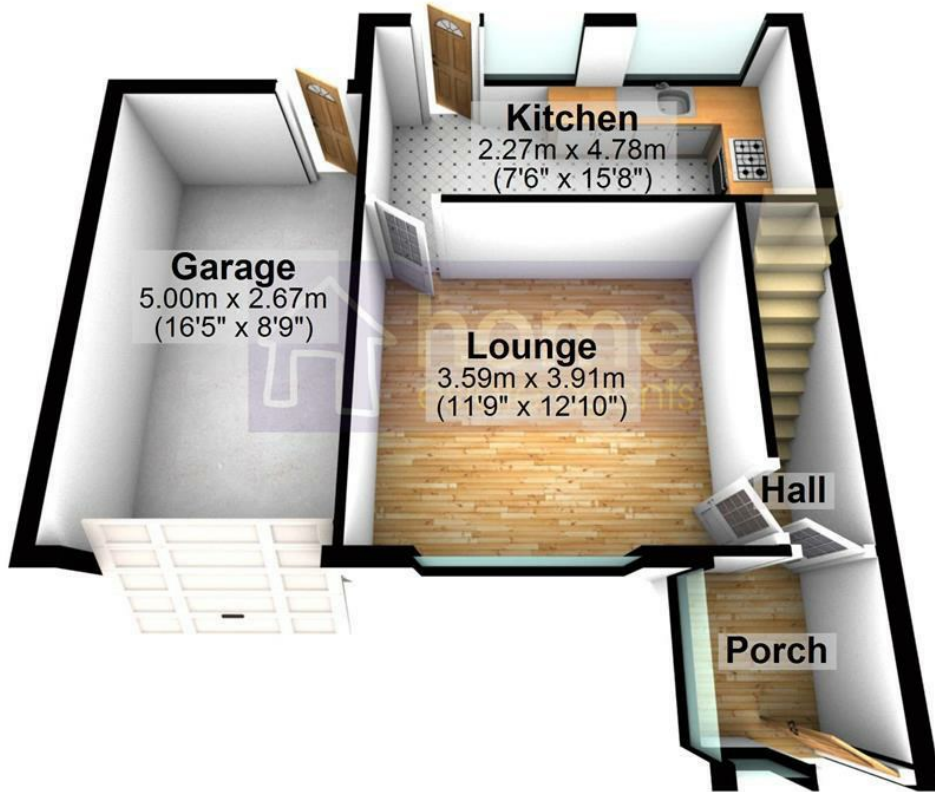
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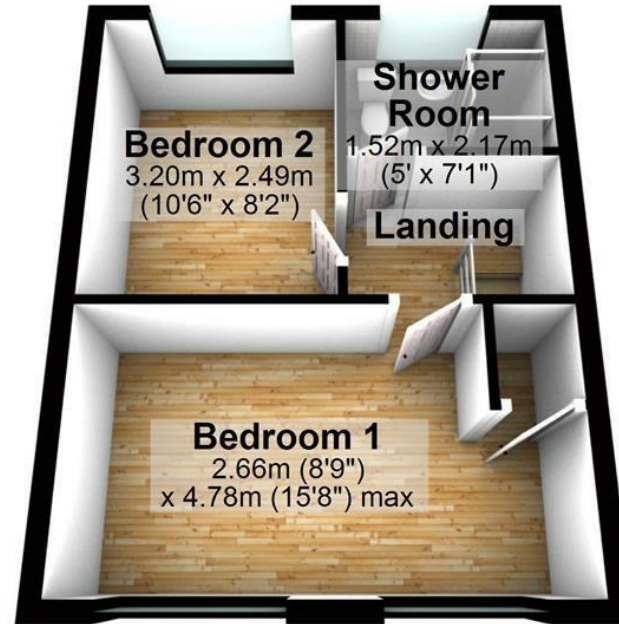





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC 