



Waterton Lane, Mossley, OL5 0NR

Offers over £195,000

Situated in the highly desirable Top Mossley area, this well presented three-bedroom semi-detached home offers the perfect combination of modern living and scenic surroundings. Ideally located close to a range of local amenities, highly regarded schools, and excellent transport links, including Mossley Train Station, this property is also just moments away from stunning countryside walks and the breathtaking views of Hartshead Pike, making it an ideal choice for families and outdoor enthusiasts alike.

Stepping inside, the ground floor features a welcoming lounge, perfect for relaxing evenings, and a well-appointed kitchen with ample storage and workspace. Upstairs, the first floor offers three well-proportioned bedrooms, ideal for growing families or those in need of a home office, along with a family bathroom.

Externally, the property boasts a walled and block-paved forecourt garden to the front, enhancing its kerb appeal, while the rear garden provides a private and peaceful retreat. Featuring a decked seating area, ideal for outdoor dining and entertaining, the garden also benefits from steps leading down to split-level lawn areas, offering plenty of space for children to play or for gardening enthusiasts to enjoy.

With its fantastic location, versatile living space, and attractive outdoor areas, this home presents a wonderful opportunity for buyers looking to settle in a thriving community with both convenience and nature on their doorstep. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, doors leading to:

Utility Area

Space for tumble dryer, double glazed window to side.

Lounge

16'8" x 12'2" (5.08m x 3.71m)

Double glazed box window to front, radiator, door leading to:

Kitchen

7'5" x 15'4" (2.25m x 4.67m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, two double glazed windows to rear, radiator, stairs leading up to first floor, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom

10'8" x 9'6" (3.26m x 2.90m)

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

Bedroom 2

12'0" x 9'3" (3.66m x 2.81m)

Double glazed window to front, built-in storage cupboard, radiator.

Bedroom 3

7'6" x 6'2" (2.28m x 1.88m)

Double glazed window to front, radiator.

Bathroom

6'10" x 5'3" (2.09m x 1.60m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Block oaved forecourt garden to the front. Enclosed garden to the rear with decked seating area and steps leading down to tiered lawn areas.

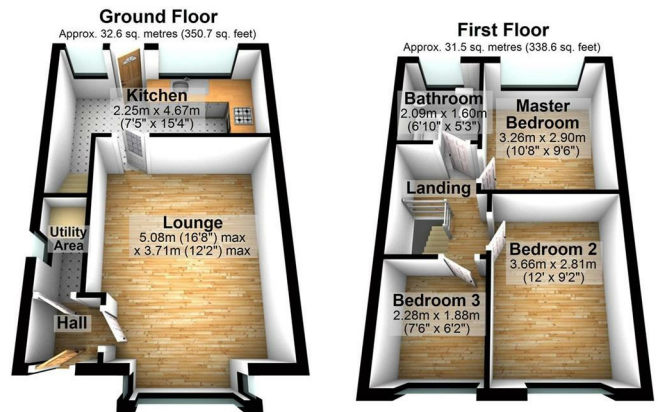
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not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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. 64.0 sq. metres (689.3 sq. feet)

