



Richmond Close  
Mossley, OL5 9LE

Offers over £235,000



This three-bedroom semi-detached dormer bungalow is offered for sale with no vendor chain, making it an ideal opportunity for those looking for a smooth and hassle-free move. Situated in the highly sought-after area of Mossley, this property benefits from close proximity to a range of local amenities, well-regarded schools, and scenic riverside and countryside walks, perfect for those who enjoy outdoor pursuits.

Upon entering, you are welcomed into an entrance vestibule leading into the hallway. The lounge is open-plan to the dining room, creating a light and airy living space that is perfect for both relaxing and entertaining. The kitchen offers ample storage and workspace, while the ground floor also benefits from a bathroom and a double bedroom, providing flexible living arrangements.

The first floor features two further well-proportioned bedrooms, with both bedrooms boasting stunning views, offering a picturesque and peaceful outlook.

Externally, the property boasts enclosed gardens to the front, side, and rear, offering privacy and outdoor space to enjoy throughout the year. The front garden is mainly laid to lawn, while the side garden is gravelled for easy maintenance. The rear garden is a fantastic space with a combination of gravel, a lawned area, and a raised patio that extends down the side of the property, providing the perfect spot for outdoor dining or relaxation.

This wonderful home offers a fantastic opportunity for a range of buyers, from families to those looking to downsize, all while enjoying the benefits of a highly desirable location. **\*\*Viewing Highly Recommended\*\***



**GROUND FLOOR**

**Entrance Vestibule**

Door to side, door leading to:

**Hall**

Radiator, doors leading to:

**Lounge** 14'6" x 11'9" (4.43m x 3.58m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, open plan to:

**Dining Room** 12'5" x 11'9" (3.78m x 3.58m)

Double glazed window to rear, radiator.

**Kitchen** 9'0" x 9'0" (2.75m x 2.74m)

Fitted with a matching range of base and eye level units, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side leading out to rear garden.

**Bedroom 1** 11'8" x 9'0" (3.56m x 2.74m)

Double glazed window to front, radiator.

**Bathroom** 6'4" x 5'10" (1.93m x 1.78m)

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

**FIRST FLOOR**

**Landing**

Doors leading to:

**Bedroom 2** 14'8" x 10'6" (4.47m x 3.20m)

Double glazed window to front, radiator.

**Bedroom 3** 10'8" x 9'0" (3.26m x 2.74m)

Double glazed window to side, radiator, door to eaves storage.

**OUTSIDE**

Enclosed lawned garden to the front. Gravelled garden to the side. Enclosed garden to the rear with lawn area and raised patio area.

**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. 85.1 sq. metres (916.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	48	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC