



Shire Croft, Mossley, OL5 0AR

Offers over £319,950

Nestled in the highly sought-after Shire Croft estate in Top Mossley, this beautifully presented three-bedroom mid-mews home offers spacious and versatile accommodation spread across three floors. Perfect for families, it enjoys a peaceful cul-de-sac location while being within easy reach of local amenities, excellent transport links, and highly regarded schools, including Mossley Hollins High School. The property also benefits from proximity to stunning countryside walks, including the picturesque Hartshead Pike, making it ideal for those who enjoy the outdoors.

Upon entering, the welcoming entrance hall provides access to the integral garage, a convenient downstairs WC, and a stylish kitchen/diner. The kitchen is well-equipped, while French doors open onto the rear garden, allowing natural light to flood the space. Additional storage is available with a useful under-stairs cupboard, maximizing space and practicality.

The first floor boasts a bright and airy lounge, perfect for relaxing or entertaining, along with a generously sized double bedroom featuring an en-suite shower room. Moving up to the second floor, you'll find two further spacious double bedrooms, both well-proportioned and filled with natural light, along with a contemporary family bathroom.

Externally, the property features a driveway leading to the integral garage, providing off-road parking. To the rear, the enclosed garden is a private retreat, complete with a decking area covered by a charming pergola, ideal for outdoor dining or entertaining, along with a lawn area for children to play or simply to enjoy in the warmer months.

This exceptional family home offers a perfect blend of modern living, convenience, and outdoor enjoyment. Early viewing is highly recommended to fully appreciate all it has to offer.



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to the first floor, door to under stairs storage cupboard, door leading to integral garage, doors leading to:

WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, double glazed window to front.

Kitchen/Diner

11'6" x 16'11" (3.50m x 5.16m)

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

FIRST FLOOR

Landing

Radiator, stairs leading to second floor, doors leading to:

Lounge

14'2" x 16'6" (4.32m x 5.04m)

Two double glazed windows to rear, radiator.

Bedroom 1

13'5" x 9'3" (4.10m x 2.82m)

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

En-suite

5'8" x 6'11" (1.72m x 2.12m)

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

SECOND FLOOR

Landing

Doors leading to:

Bedroom 2

13'0" x 9'8" (3.95m x 2.95m)

Two double glazed velux windows to rear, radiator.

Bedroom 3

9'9" x 13'0" (2.96m x 3.95m)

Double glazed window to front, double glazed velux window to front, radiator, door leading to storage cupboard.

Bathroom

6'7" x 7'1" (2.00m x 2.15m)

Three piece suite comprising panelled bath, wash hand basin

and low-level WC, part tiled walls, double glazed velux window to rear, radiator.

OUTSIDE

Driveway to the front leading to the integral garage. Enclosed garden to the rear with decking area covered with a pergola and lawn.

Garage

16'2" x 9'4" (4.92m x 2.84m)

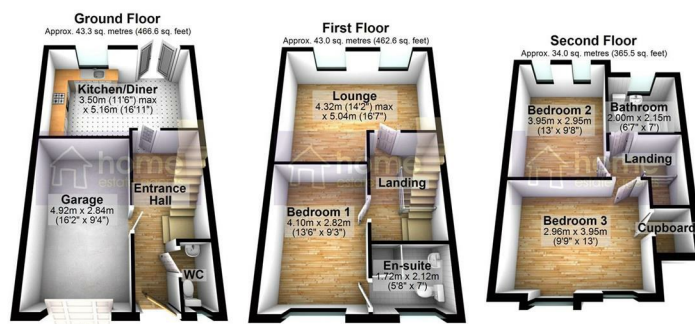
Up and over door to front, door to side leading to entrance hall.

DISCLAIMER

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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. 120.3 sq. metres (1294.7 sq. feet)

