



Andrew Street, Mossley, OL5 0DN

Offers over £285,000

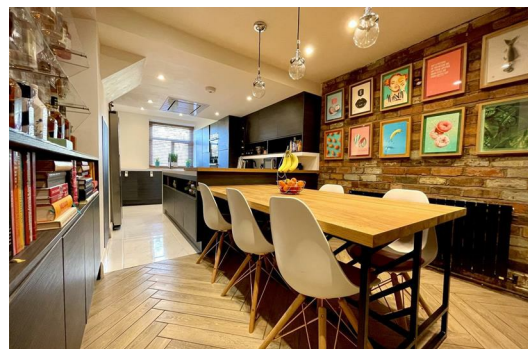
This immaculately presented and deceptively spacious three-bedroom mid-terrace home offers stylish and versatile accommodation arranged over three generously sized floors, all while enjoying breathtaking, uninterrupted countryside views to the rear. Situated in a peaceful and sought-after part of Mossley, this property is perfectly positioned within walking distance of Mossley train station for easy commuting, just a short journey to the highly regarded Mossley Hollins High School, and close to a range of everyday amenities. It also provides easy access to a network of scenic walking routes including bridleways, canal-side paths, and Mossley Park, making it an ideal setting for families, professionals, and nature lovers alike.

The ground floor welcomes you with an entrance hall leading into a versatile family room or office space, which opens through to a spacious and comfortable lounge, perfect for both relaxation and entertaining. On the lower ground floor, you'll find a stunning open-plan kitchen and dining area, fitted with a modern and stylish range of units offering excellent storage and worktop space, making it the heart of the home.

Upstairs, the first floor features three well-appointed bedrooms, each filled with natural light, and a contemporary family bathroom finished to a high standard.

The rear garden is a true standout feature—impressively large and thoughtfully landscaped over four tiered levels. Each section offers its own charm, including a paved patio area ideal for outdoor dining, an artificial lawn that's low maintenance yet lush, and decking spaces perfectly placed to soak up the sunshine and admire the panoramic countryside beyond.

This beautiful home blends generous internal space, immaculate presentation, and a peaceful setting with convenience and natural beauty, making it a truly special opportunity. Early viewing is strongly recommended to fully appreciate all it has to offer.



GROUND FLOOR

Entrance Hall

Door to front, stairs leading to first floor, door leading to:

Family Room/Office

10'11" x 12'0" (3.32m x 3.67m)

Window to front, double radiator.

Inner Hallway

Open plan, door to:

Lounge

10'6" x 15'1" (3.20m x 4.61m)

Window to rear, radiator, open plan.

LOWER GROUND FLOOR

Hall

Door leading to:

Dining Area

10'1" x 9'8" (3.07m x 2.95m)

Radiator, open plan to:

Kitchen

16'1" x 13'0" (4.91m x 3.96m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with induction hob and extractor hood over, inset sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, space for American style fridge/freezer, built-in eye level double oven, double glazed window to rear, door leading out to rear garden.

FIRST FLOOR

Landing

Access to boarded out loft, doors leading to:

Bedroom 1

10'9" x 8'9" (3.28m x 2.66m)

Double glazed window to rear, radiator.

Bedroom 2

11'5" x 8'4" (3.48m x 2.54m)

Double glazed window to front, radiator.

Bedroom 3

10'11" x 6'6" (3.32m x 1.97m)

Double glazed window to front, radiator.

Bathroom

13'10" x 6'1" (4.22m x 1.85m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, doors to storage cupboard, radiator.

OUTSIDE

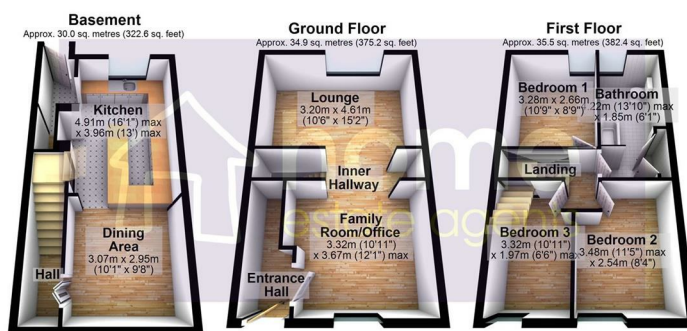
Good sized enclosed garden to the rear with four tiered sections comprising of paved patio, artificial lawn and decked areas, with stunning far reaching views. Right of way pathway for neighbouring properties.

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. 100.4 sq. metres (1080.2 sq. feet)

