



Breezehill Cottages
Mossley, OL5 9JP

Offers over £200,000

Located in a peaceful and highly desirable part of Mossley, this beautiful two-bedroom cottage offers the perfect combination of contemporary living and timeless charm. Set within walking distance of Mossley Hollins High School, Mossley train station, and a selection of local shops, cafes, and amenities, the property also enjoys easy access to breathtaking countryside walks and the nearby Dovestones Reservoir — making it an ideal home for those who enjoy both convenience and natural beauty.

The ground floor features a spacious and tastefully decorated lounge with a striking feature log burner, offering a warm and inviting atmosphere for relaxing or entertaining. The kitchen is sleek and functional and has access to the rear garden, blending indoor comfort with outdoor enjoyment.

Upstairs, the property continues to impress with two generously sized bedrooms, and a stylish modern bathroom.

Outside, the home is equally appealing. A well-maintained lawned garden at the front adds to the property's kerb appeal, while the enclosed rear garden provides a private retreat—perfect for summer dining, gardening, or simply enjoying the peaceful surroundings. The addition of an allocated parking space offers further practicality.

Whether you're a first-time buyer, young professional, or someone looking to downsize without compromising on quality or location, this property offers a unique opportunity. Early viewing is highly recommended to fully appreciate all this home has to offer.



GROUND FLOOR

Lounge 18'0" x 12'10" (5.48m x 3.90m)

Door to front, double glazed window to front, feature inglenook fireplace with log burner, stairs leading to first floor, door leading to:

Kitchen 7'2" x 12'10" (2.18m x 3.90m)

Fitted with a matching range of base and eye level units with worktop space over, 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 rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 9'7" x 12'10" (2.92m x 3.90m)

Double glazed window to front, radiator.

Bedroom 2 8'6" x 7'7" (2.59m x 2.31m)

Double glazed window to rear, radiator.

Bathroom 5'6" x 4'11" (1.68m x 1.49m)

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

OUTSIDE

Lawned garden to the front. Enclosed lawned garden to the rear. The property also benefits from allocated parking.

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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Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.3 sq. feet)



Total area: approx. 52.1 sq. metres (560.8 sq. feet)

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