



Quikedge Road, Mossley, OL5 0PR

Offers in the region of £380,000

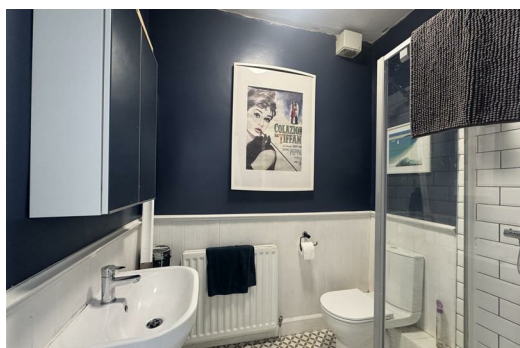
A very well presented four bedroom detached property offering spacious and versatile accommodation arranged over three floors, making it an ideal family home. Located in the ever-popular area of Top Mossley, this property enjoys the best of both worlds — peaceful surroundings with open countryside and picturesque walking routes nearby, while also being conveniently placed for local amenities, highly regarded schools, and excellent transport links including Mossley train station for easy commuting.

The ground floor is thoughtfully laid out to suit modern family life, featuring a welcoming entrance hall, a spacious dual aspect lounge with plenty of natural light, and a separate dual aspect dining room with a charming multi-fuel burning stove — perfect for cosy evenings or hosting guests. The kitchen is well-equipped and positioned for everyday functionality.

Upstairs on the first floor are two bedrooms, including the generously sized principal bedroom which benefits from a private en-suite shower room and a walk-in wardrobe. A contemporary family bathroom serves the rest of the floor. The second floor provides two further well-proportioned bedrooms, ideal for children, guests, or flexible use as a study or hobby space.

Outside, the property features a forecourt garden to the front adding to its kerb appeal. The enclosed rear garden offers a fantastic outdoor space for relaxing or entertaining, with a gravelled area perfect for seating, an outhouse currently used as a utility room with plumbing for a washing machine, and steps leading up to a lawned garden framed by mature planted borders — offering a peaceful and private retreat.

This is a home that offers space, character and practicality in equal measure — perfectly suited to growing families or anyone looking to enjoy life in a desirable location. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge

13'10" x 12'6" (4.21m x 3.80m)

Double glazed window to front, double glazed window to side, feature fireplace with inset fire, radiator.

Dining Room

13'4" x 16'7" (4.06m x 5.06m)

Double glazed window to side, double glazed window to rear, radiator, multi fuel burning stove, door leading to storage cupboard, open plan to:

Kitchen

9'9" x 7'6" (2.97m x 2.29m)

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, integrated dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to side, radiator.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1

13'9" x 11'0" (4.20m x 3.35m)

Double glazed window to front, feature fireplace, radiator, door leading to walk-in wardrobe, door leading to:

En-suite Shower Room

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, radiator.

Bedroom 2

11'4" x 10'2" (3.45m x 3.09m)

Double glazed window to rear, radiator.

Bathroom

11'3" x 6'2" (3.43m x 1.87m)

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, radiator.

SECOND FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 3

16'4" x 12'7" (4.97m x 3.83m)

Double glazed window to front, radiator.

Bedroom 4

8'4" x 13'1" (2.55m x 4.00m)

Double glazed window to rear, radiator.

OUTSIDE

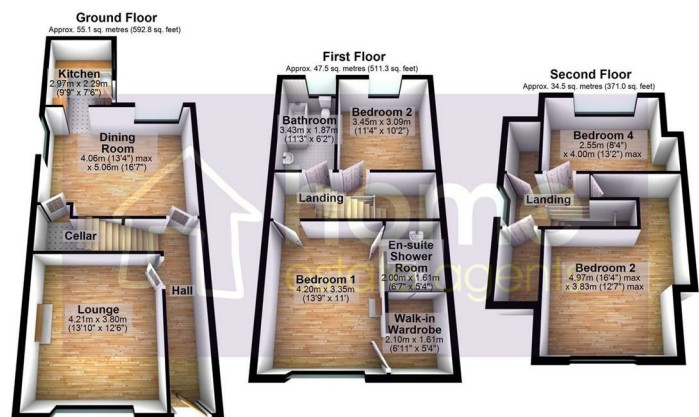
Forecourt garden to the front. Enclosed garden to the rear with gravelled area, outhouse currently being used as a utility room with plumbing for washing machine and steps leading up to lawn area with mature planted borders.

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.

WWW.HOMEEA.CO.UK



Total area: approx. 137.0 sq. metres (1475.1 sq. feet)

