



Lees Road, Mossley, OL5 0PG

Offers in the region of £450,000

A spacious and characterful double fronted four bedroom stone family home, occupying an enviable position in the highly sought after area of Top Mossley and falling within the catchment area for the well regarded Mossley Hollins High School. The property combines traditional charm with generous proportions. Lees Road is perfectly placed for those who enjoy an active, outdoor lifestyle, with picturesque canal walks, Dovestones Reservoir and the Peak District National Park all within easy reach.

The accommodation is arranged over two floors and offers a welcoming and versatile layout. To the ground floor, a porch provides a practical entrance before leading into a cosy sitting room featuring a fireplace and exposed beams, creating a warm and inviting atmosphere. The main lounge/diner is a spacious and impressive room, again benefitting from exposed beams and a multi fuel stove, and offers ample space for both relaxing and dining, making it ideal for entertaining family and friends. The fitted kitchen provides good storage and worktop space, while a ground floor WC adds further everyday convenience.

To the first floor, the property continues to impress with four well proportioned bedrooms, offering flexibility for growing families, home working or guest accommodation. The principal bedroom benefits from its own WC, while the remaining bedrooms are served by a generous five piece family bathroom, providing both comfort and practicality for modern family living.

Externally, the home is complemented by a driveway to the side of the property, offering valuable off road parking. To the rear is an enclosed paved garden, ideal for outdoor seating and low maintenance enjoyment, while a lawned garden to the side provides additional space for children to play or for keen gardeners. Overall, this is a substantial and attractive family home offering space, character and a highly desirable location.



GROUND FLOOR

Porch

Door to side, double glazed window to side, double glazed window to front, door leading to:

Sitting Room

15'0" x 13'5" (4.57m x 4.09m)

Double glazed window to side, feature fireplace with inset fire, radiator, stairs leading to first floor, open plan to kitchen, door leading to:

Lounge/Diner

25'1" x 13'6" (7.65m x 4.12m)

Double glazed window to front and rear, inglenook fireplace, two radiators, double glazed French door leading out to rear garden, door leading to:

Inner Hallway

Doors leading to:

WC

Double glazed window to rear, fitted with low-level WC.

Kitchen

9'9" x 11'4" (2.98m x 3.46m)

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, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator, door leading out to rear.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1

12'0" x 13'5" (3.66m x 4.09m)

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

En-Suite WC

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

Bedroom 2

9'11" x 14'3" (3.03m x 4.34m)

Double glazed window to rear, radiator.

Bedroom 3

8'1" x 13'6" (2.46m x 4.12m)

Double glazed window to front, radiator.

Bedroom 4

6'5" x 10'2" (1.96m x 3.11m)

Double glazed window to side, radiator.

Bathroom

9'11" x 12'8" (3.03m x 3.87m)

Five piece suite comprising corner bath, twin vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Driveway to the side of the property. Enclosed paved garden to the rear with lawned garden to side.

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. 132.8 sq. metres (1429.1 sq. feet)

