

Waterton Avenue
Mossley, OL5 0NG

Offers in the region of £225,000

home estate agents

There's no agent like home

This three-bedroom semi-detached dormer bungalow occupies a sought-after position in a peaceful cul-de-sac in the ever-popular area of Top Mossley. The location is ideal for a wide range of buyers, being within walking distance of local shops, highly regarded schools and excellent transport links, including Mossley train station, making it a perfect choice for commuters. For those who enjoy the outdoors, the property is perfectly placed for access to a variety of scenic walks and open countryside, including Hartshead Pike, with its far-reaching views.

The property itself offers a versatile layout with bright and welcoming spaces. The ground floor comprises an entrance hall, a dining room open plan to a generous lounge, creating a superb space for entertaining and family life, together with a well-proportioned kitchen/breakfast room, a bedroom and a bathroom. On the first floor, there are two further bedrooms alongside a shower room, providing comfortable and flexible accommodation for families or downsizers looking for a balance of convenience and practicality.

Externally, the home enjoys attractive gardens to both the front and rear. The front garden is laid to lawn with mature planted shrubs, complemented by a driveway providing valuable off-road parking. To the rear, the garden is designed with a mix of lawn and a gravelled area, offering a private outdoor space that can be enjoyed throughout the seasons.

Combining a convenient location with versatile living space and the added benefit of no vendor chain, this property presents an excellent opportunity for those seeking a well-positioned home in Mossley, whether as a first-time purchase, a family move, or a downsize to a more manageable home without compromising on space or setting.







GROUND FLOOR

Hall
Radiator, open plan, door to:

Dining Room 10'6" x 9'6" (3.20m x 2.89m)
Double glazed window to front, radiator, stairs, open plan, door to:

Lounge 16'4" x 10'6" (4.98m x 3.20m)
Double glazed window to front, fireplace, radiator.

Kitchen/Breakfast Room 15'6" x 8'6" (4.73m x 2.60m)
Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, fridge, freezer and cooker, double glazed window to rear, door to:

Bedroom 1 10'2" x 11'5" (3.09m x 3.49m)
Double glazed window to rear, radiator, door.

Bathroom 7'8" x 6'1" (2.34m x 1.85m)
Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, door to:

FIRST FLOOR

Landing
Double glazed window to side, radiator.

Bedroom 2 7'1" x 17'0" (2.17m x 5.18m)
Double glazed window to front, radiator, door.

Bedroom 3 6'9" x 14'2" (2.06m x 4.32m)
Double glazed window to rear, radiator, door to:

Shower Room 5'0" x 5'10" (1.52m x 1.77m)
Three piece suite comprising tiled shower area, pedestal wash hand basin and low-level WC, door to:

OUTSIDE
Driveway to the front with lawned garden area with planted shrub border. Garden to the sea mainly laid to lawn with gravelled area.

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

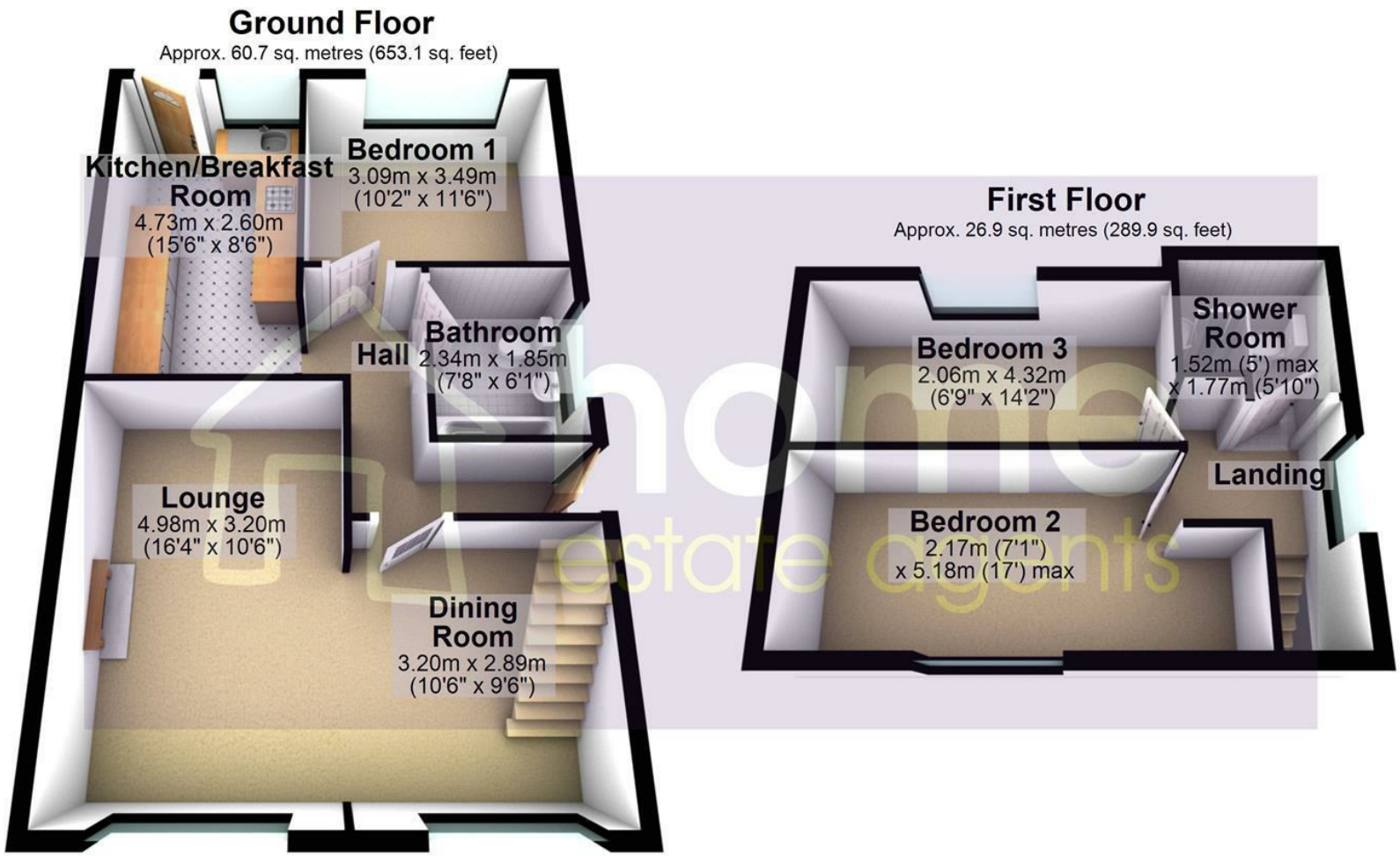









cosy



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

