



## Earnshaw Clough, Mossley, OL5 9JD

**Offers over £399,000**

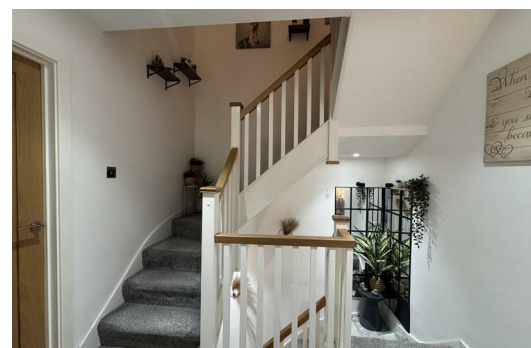
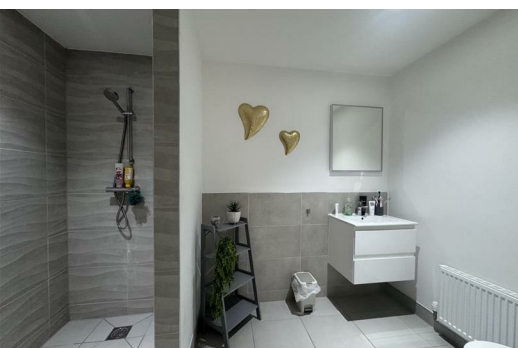
Selling a stunning and exceptionally spacious four-bedroom semi-detached property with accommodation arranged over three floors, ideally positioned on a popular and peaceful cul-de-sac in the highly sought-after area of Mossley. This impressive family home offers generous and versatile living space, perfectly combining modern comfort with practicality, and is ideally located for convenient access to excellent local amenities, schools, and transport links.

The accommodation is arranged to provide flexible family living and comprises an entrance hall, a spacious utility room, and a modern downstairs shower room with a stylish walk-in shower. There is also convenient internal access to the integral garage from the hallway. To the first floor is a bright and spacious open-plan lounge and dining area with French doors opening out onto the rear garden, creating a light and airy social space ideal for both relaxation and entertaining. The lounge opens into a contemporary fitted kitchen with a range of modern units and ample worktop space. There is also a versatile bedroom on this level, which could alternatively be used as a home office, guest room, or playroom.

To the second floor are three well-proportioned bedrooms, including a superb main bedroom with a modern en-suite shower room, alongside a stylish family bathroom.

Externally, the property enjoys a double driveway to the front providing ample off-road parking, leading to the integral garage. To the rear is a paved and enclosed low-maintenance garden, ideal for outdoor dining and entertaining.

This outstanding property is ideal for growing families or professionals seeking a spacious and well-presented home in a desirable and convenient location close to both countryside and transport links. Early viewing is highly recommended to fully appreciate the size, layout, and quality of accommodation on offer.





## GROUND FLOOR

### Entrance Hall

Door to front, double glazed window to front, stairs leading to first floor, door to storage cupboard, door leading to garage, doors leading to:

### Downstairs Shower Room

6'11" x 10'5" (2.10m x 3.17m)

Three piece suite comprising tiled walk-in shower area, wall mounted vanity wash hand basin and low-level WC, radiator.

### Utility Room

11'10" x 9'3" (3.60m x 2.82m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer.

## FIRST FLOOR

### Landing

Stairs leading to second floor, doors leading to:

### Lounge/Dining Room

18'6" x 17'9" (5.64m x 5.42m)

Double glazed window to rear, two radiators, double glazed French doors opening out to rear garden, open plan to:

### Kitchen

11'9" x 8'8" (3.57m x 2.64m)

Fitted with a range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to side, double glazed window to front.

### Bedroom 4

8'0" x 8'10" (2.45m x 2.68m)

Double glazed window to front, radiator.

## SECOND FLOOR

### Landing

Doors leading to:

### Bedroom 1

11'9" x 10'1" (3.57m x 3.08m)

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

### En-suite Shower Room

6'0" x 6'2" (1.84m x 1.89m)

Three piece suite comprising shower area, wall mounted vanity wash hand basin and low-level WC part tiled walls, double glazed window to side, heated towel rail.

### Bedroom 2

9'2" x 9'11" (2.79m x 3.03m)

Double glazed window to rear, radiator, built-in wardrobes.

### Bedroom 3

9'2" x 7'6" (2.79m x 2.29m)

Double glazed window to rear, radiator.

## Bathroom

Three piece suite comprising bath with shower over, wall mounted vanity wash hand basin and low-level WC, part tiled walls, double glazed window to front.

## OUTSIDE

Double driveway to the front leading to the integral garage. Paved garden to the rear.

## Garage

18'4" x 10'1" (5.60m x 3.08m)

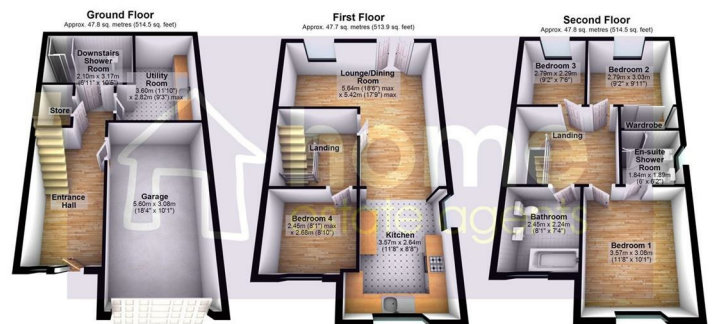
Up and over door to the front, access door.

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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. 143.3 sq. metres (1543.0 sq. feet)

