



## Princess Close, OL5 9PH

Price £270,000

Nestled in the charming area of Princess Close, Mossley, Ashton-Under-Lyne, this delightful terraced house offers a perfect blend of comfort and convenience. Built in the 1970s, the property boasts a classic design with modern touches, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a spacious reception room, enhanced by a beautiful bay window that floods the space with natural light. This inviting area is perfect for both relaxation and entertaining guests. The house features three generously sized bedrooms, providing ample space for family members or guests. Each room is designed to offer comfort and tranquility, ensuring a restful night's sleep.

The property includes a well-appointed bathroom, catering to the needs of a busy household. Additionally, a charming conservatory extends the living space, offering a serene spot to enjoy the garden views throughout the seasons.

One of the standout features of this home is its back garden, which leads directly onto the picturesque Stamford golf course. This unique aspect not only provides a beautiful backdrop but also offers opportunities for outdoor activities and leisurely walks. The garden is a perfect space for children to play or for hosting summer barbecues.

For those with vehicles, the property includes off-road parking for one car, ensuring convenience and ease of access.

In summary, this terraced house on Princess Close is a wonderful opportunity for anyone looking to settle in a friendly community, with the added benefit of nearby green spaces and recreational facilities. With its spacious interiors and lovely outdoor area, this property is sure to impress.



## GROUND FLOOR

### Entrance Hall

Door leading into entrance hall with staircase leading upstairs and door leading into the living room

### Lounge

17'0" x 11'9" (5.18m x 3.59m)

Double glazed bay window to front, electric fire, radiator, door leading into kitchen/diner

### Kitchen/Diner

7'7" x 15'3" (2.30m x 4.64m)

Window to rear double glazed, kitchen is top and base cupboards with free standing appliances and sliding patio doors leading into the conservatory

### Conservatory

7'1 x 11'7 (2.16m x 3.53m )

Window to rear double glazed, two double doors leading into the garden room

### Garden Room

Open plan.

## FIRST FLOOR

### Landing

With doors leading into three bedrooms and a bathroom

### Bedroom 1

11'8" x 9'0" (3.55m x 2.74m)

Double glazed window to front, radiator, fitted wardrobes

### Bedroom 2

8'0" x 9'0" (2.44m x 2.74m)

Double glazed window to rear, radiator

### Bedroom 3

8'5" x 7'3" (2.57m x 2.22m)

Double glazed window to front, radiator

### Bathroom

Double glazed window to rear, radiator, 3 piece suite with a bath and overhead shower

## OUTSIDE

Stamford Golf course is directly at the rear of the property adding landscape views with south facing back garden with multiple seating areas

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Total area: approx. 84.6 sq. metres (910.6 sq. feet)

