



Regent Drive  
Mossley, OL5 9NZ

Price £260,000



A fantastic opportunity to purchase this three-bedroom semi-detached bungalow, offered for sale with no vendor chain and presenting excellent potential for refurbishment and modernisation to suit individual tastes and requirements. The property is located in a highly sought-after and quiet residential area of Mossley, popular for its peaceful surroundings while being conveniently close to a range of local amenities, picturesque canal walks, and excellent transport links. Mossley train station is within easy reach, providing direct connections for commuters and easy access to neighbouring towns and Manchester city centre.

The accommodation offers a practical and versatile layout, starting with a welcoming porch that leads into a bright and comfortable lounge, perfect for relaxing. The spacious kitchen/diner provides ample room for cooking, dining, and socialising. There are three well-proportioned bedrooms, offering flexibility for use as guest rooms, home office, or additional reception space. The shower room is fitted with a walk-in shower, offering convenience and accessibility.

Externally, the property is set back from the road behind a well-maintained lawned garden with mature shrubs and plants that create an attractive frontage. A block-paved driveway runs alongside the property, providing ample off-road parking and leading to a detached garage, ideal for storage, workshop space, or secure parking. To the rear, the garden is private and not overlooked, offering a peaceful outdoor retreat with a mix of paved, lawned, and gravelled areas, as well as mature, established borders that add to the charm and privacy of the space.

This delightful bungalow is well-suited to a variety of buyers, including those looking to downsize, or anyone wishing to enjoy the benefits of single-level living in a desirable Mossley location. Early viewing is highly recommended to fully appreciate the space, location, and potential this property has to offer.



**GROUND FLOOR**

**Porch**

Door to front, door leading to:

**Lounge** 15'4" x 12'0" (4.68m x 3.67m)

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

**Kitchen/Diner** 20'8" x 9'10" (6.30m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to side, radiator, door leading out to side.

**Inner Hallway**

Radiator, doors leading to:

**Bedroom 1** 13'0" x 11'0" (3.96m x 3.35m)

Double glazed window to rear, radiator.

**Bedroom 2** 9'9" x 11'0" (2.97m x 3.35m)

Double glazed window to rear, radiator.

**Bedroom 3** 9'4" x 7'10" (2.85m x 2.40m)

Double glazed window to side, radiator.

**Shower Room**

Three piece suite comprising walk-in shower area, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

**OUTSIDE**

Well maintained lawned garden to the front with mature shrubs and plants, block paved driveway to the side providing ample off road parking and leads to the detached garage. Garden to the rear with paved pathway, lawn and gravelled areas with mature planted borders and benefits from not being overlooked to the rear.

**Garage** 25'0" x 10'0" (7.61m x 3.05m)

Up and over door to the front, double glazed window to side, double glazed window to rear.

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC