



Valley Close
Mossley, OL5 0NH

Price £220,000



There's no agent like home

This delightful three-bedroom detached dormer bungalow, offered with no vendor chain, is nestled in the highly sought-after Top Mossley area. The area benefits from excellent transport links, proximity to local amenities, and access to highly regarded schools. Nature lovers will enjoy being within walking distance of picturesque countryside trails, including the iconic Hartshead Pike, perfect for leisurely walks and outdoor activities.

This property offers a flexible layout with plenty of scope for personalisation and enhancement. The ground floor features a spacious lounge that flows seamlessly into the dining room, creating a warm and inviting living space perfect for entertaining. The kitchen provides ample storage and functionality. Also on the ground floor are a third bedroom with its own en-suite bathroom and a separate family bathroom, adding convenience and practicality.

The first floor hosts two generously sized bedrooms, each offering flexibility for use as additional sleeping quarters, a home office, or hobby rooms. This flexibility makes the home ideal for families or those looking to adapt the space to suit their lifestyle.

Externally, the property benefits from a good-sized well-maintained lawned garden to the front, while the rear features an enclosed garden, perfect for simply unwinding in privacy. Additionally, the detached garage to the side provides valuable storage space or parking.

This home offers immense potential to create a truly personalised and stylish home in a desirable location. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, door to storage cupboard, door leading to:

Lounge 17'0" x 10'9" (5.18m x 3.28m)

Double glazed window to front, feature fireplace with inset fire, radiator, door leading to inner hall, open plan to:

Dining Room 10'0" x 8'10" (3.06m x 2.69m)

Double glazed window to side, stairs leading to first floor.

Inner Hall

Doors leading to:

Kitchen 14'0" x 8'2" (4.27m x 2.50m)

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

Bathroom 6'7" x 5'6" (2.00m x 1.68m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

Bedroom 3 10'0" x 11'1" (3.05m x 3.39m)

Double glazed window to rear, radiator, double doors leading to:

En-suite Bathroom 9'5" x 7'6" (2.87m x 2.28m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, two double glazed windows to sides, radiator.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 15'1" x 14'6" (4.60m x 4.42m)

Double glazed window to front, radiator.

Bedroom 2 9'6" x 20'0" (2.90m x 6.10m)

Two double glazed windows to rear, radiator.

OUTSIDE

Lawned garden to the front with planted borders. Enclosed garden to the 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.

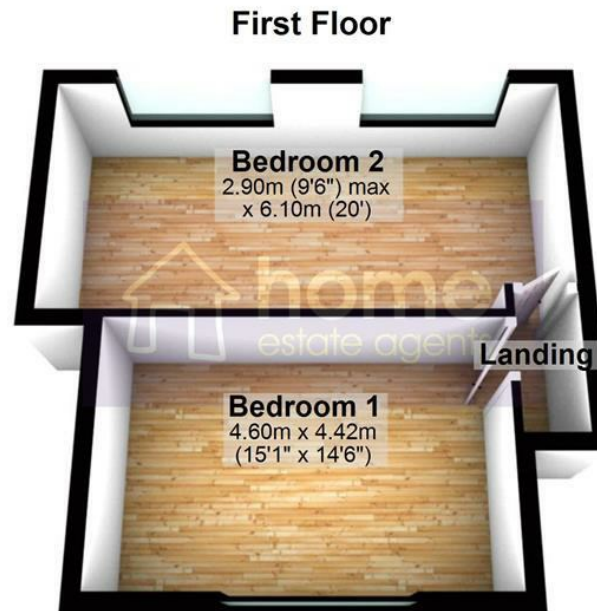
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC