



## Carrhill Road, Mossley, OL5 0BL

**Offers over £525,000**

Situated on the boarder of Lydgate, this stunning detached house, built in 1935, nestled on Carrhill in Mossley offers a perfect blend of classic elegance and modern convenience. Having undergone a complete refurbishment, every aspect of this property is brand new, with a fully integrated kitchen with a separate utility room.

Spanning three floors, the house boasts four spacious bedrooms, providing ample room for family living or accommodating guests. The three well-appointed bathrooms & single WC add to the comfort and functionality of the home, making it ideal for busy households. The generous reception room serves as a welcoming space for relaxation and entertaining, enhancing the overall appeal of this delightful residence.

One of the standout features of this property is its breathtaking views, which can be enjoyed from various vantage points throughout the home. The stunning red Accrington brick exterior not only adds character but also reflects the rich architectural heritage of the area.

Situated in a prime location in Mossley, this property benefits from easy access to local amenities, schools, and transport links, making it a highly desirable place to live. Additionally, there is a garage & a driveway for 1 car plus ample street parking.

This exceptional home is perfect for those seeking a blend of traditional charm and contemporary living in a picturesque setting. Do not miss the opportunity to make this remarkable property your own.





## GROUND FLOOR

### Entrance Hall

13'6" x 2'8" (4.11m x 0.81m)

Arched way porch style entrance with a beautiful stained glass door

### Living Room

12'3" x 12'5" (3.74m x 3.78m)

Double glazed big bay window. Brand new Kardean flooring through out

### Dining Room

13'1" x 11'10" (3.98m x 3.60m)

Double glazed big bay window over looking the back garden

### Kitchen

11'0" x 15'11" (3.36m x 4.84m)

Double glazed patio doors leading into the back garden. Brand new kitchen with integrated appliances. 2 ovens with ceramic hob and belfast sink drainer

### Utility / WC

6'1" x 8'0" (1.85m x 2.45m)

Window to side, Toilet & small sink basin. Plumbing & electric for a washing machine / dryer. Also integrated fridge / freezer

## FIRST FLOOR

### Landing

7'10" x 7'6" (2.39m x 2.29m)

Window to side, stairs,

### Bedroom 2

13'1" x 11'10" (3.98m x 3.60m)

Bay window to rear, skylight, door.

### Bedroom 3

12'2" x 11'3" (3.71m x 3.43m)

Bay window to front, skylight, double radiator,

### Bedroom 4

7'7" x 7'6" (2.30m x 2.29m)

Bay window to front, skylight,

### Bathroom

6'7" x 7'6" (2.01m x 2.29m)

Window to rear, heated towel rail. Bath , toilet & sink basin

### Toilet

2'11" x 4'8" (0.90m x 1.42m)

Window to side. separate WC

## SECOND FLOOR

### Landing

7'0" x 6'7" (2.13m x 2.00m)

Window to side, door to:

### Bedroom 1

9'9" x 11'6" (2.98m x 3.51m)

Window to front,

### En-suite

6'7" x 6'7" (2.00m x 2.00m)

Window to side, heated towel rail. Free standing cubicle shower with toilet & sink basin

### Garage

13'6" x 8'6" (4.11m x 2.60m)

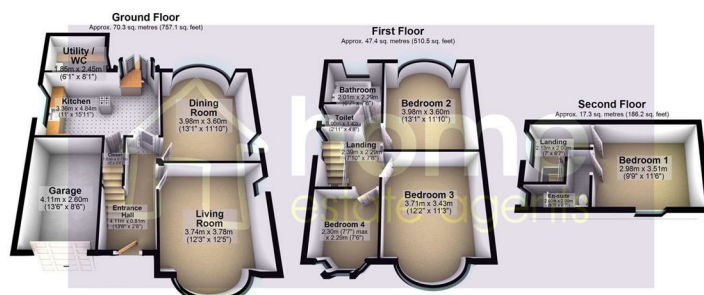
Up and over door. ideal for storage

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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. 135.1 sq. metres (1453.8 sq. feet)

