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Earnshaw Clough, Mossley, OL5 9JD

Offers over £440,000

This exceptionally spacious four-bedroom detached family home is arranged over three floors and occupies a desirable position on a popular and peaceful cul-de-sac in the highly sought-after area of Mossley. Offering generous and versatile accommodation throughout, the property perfectly combines modern family living with practicality and is ideally situated for convenient access to well-regarded schools, local amenities, and excellent transport links.

The accommodation begins with a welcoming entrance hall leading to a downstairs WC, a spacious lounge with French doors opening onto the rear garden, and a well-proportioned kitchen/dining room, ideal for everyday family life and entertaining. An additional reception room to the front of the property, currently utilised as a bedroom, provides flexible living space to suit a variety of needs, while a useful utility area completes the ground floor accommodation.

To the first floor are three bedrooms and a family bathroom. One of the bedrooms benefits from its own en-suite shower room, providing added convenience and privacy. Occupying the second floor is the impressive principal bedroom, featuring an en-suite shower room, creating a superb private retreat away from the main family accommodation.

Externally, the property enjoys a driveway to the front providing off-road parking. To the rear is an enclosed garden with a paved patio area, ideal for outdoor dining and entertaining, together with a good-sized lawn offering plenty of space for children to play and for families to enjoy outdoor living. This outstanding home offers an abundance of space and flexibility, making it an ideal choice for growing families seeking a well-positioned property in a highly desirable location.

GROUND FLOOR

Hall
11'2" x 3'6" (3.40m x 1.07m)
Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

WC
6'8" x 3'2" (2.02m x 0.97m)
Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, double glazed window to front.

Lounge
9'8" x 15'11" (2.95m x 4.84m)
Two double glazed windows to rear, two radiators, double glazed French doors opening to rear garden.

Kitchen/Diner
15'7" x 8'6" (4.75m x 2.60m)
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 and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, radiator, door leading to:

Reception Room
11'1" x 8'6" (3.37m x 2.60m)
Two double glazed windows to front, double glazed French doors opening to the front, door leading to:

Utility Area
5'0" x 8'6" (1.52m x 2.60m)
Space for tumble dryer, door leading out to rear garden.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 2
11'11" x 8'10" (3.62m x 2.69m)
Double glazed window to front, radiator, door leading to:

En-suite
3'9" x 8'10" (1.14m x 2.69m)
Three piece suite comprising, pedestal wash hand basin, tiled shower area and low-level WC.

Bedroom 3
9'4" x 8'10" (2.84m x 2.69m)
Double glazed window to rear, radiator.

Bedroom 4
6'6" x 6'8" (1.99m x 2.03m)
Double glazed window to front, radiator.

Bathroom
6'0" x 6'8" (1.83m x 2.03m)
Three piece suite comprising, bath, pedestal wash hand basin and low-level WC, double glazed window to rear, radiator.

SECOND FLOOR

Landing
15'6" x 6'7" (4.72m x 2.00m)
Velux window, boiler cupboard, door to eaves storage, door leading to:

Bedroom 1
14'10" x 15'6" (4.53m x 4.73m)
Double glazed window to front, radiator, door leading to:

En-suite
6'3" x 6'5" (1.91m x 1.95m)
Three piece suite comprising, pedestal wash hand basin, tiled shower area and low-level WC, velux window, radiator.

OUTSIDE
Driveway to the front. Enclosed garden to the rear with paved patio and good size lawn area.

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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Total area: approx. 122.4 sq. metres (1317.6 sq. feet)

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