



## Richmond Crescent, Mossley, OL5 9LQ

### Offers over £330,000

A deceptively spacious and versatile three-bedroom semi-detached property, occupying an elevated position with far-reaching views towards Hartshead Pike. This unique home offers flexible living accommodation, ideal for a range of buyers including families, professionals or those looking for additional work-from-home space. One of the standout features is the substantial detached garage, which not only provides excellent storage and parking but also huge potential for a fully functional office/workshop and separate store room, offering a superb opportunity for home business use or hobbies.

The property is offered for sale with no vendor chain and is located in the ever-popular Bottom Mossley area, conveniently positioned close to an excellent range of local amenities, highly regarded schools, transport links, and a variety of scenic canal and countryside walks, making it ideal for those who enjoy outdoor pursuits.

The ground floor comprises a welcoming entrance hall, a spacious ground floor bedroom complete with open plan en-suite shower room, dressing area and utility space, and a home office/walk-in wardrobe, offering flexible living space that could be adapted to suit individual needs. The first floor features a spacious lounge, a well-fitted kitchen/diner with ceiling skylight and French doors flooding the space with natural light, and a conservatory with bi-folding doors opening seamlessly onto the private, decked rear garden, perfect for entertaining or relaxing. There are also two further bedrooms and a contemporary family bathroom on this level.

Externally, the property boasts a block-paved driveway providing off-road parking to the front, complemented by a low-maintenance gravelled garden area. To the side, the detached large garage is accessed via a gated driveway and offers ample space for parking and storage, in addition to the versatile office/workshop and store room, making it an ideal space for those requiring additional work or business facilities.



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door leading to:

### Bedroom 1

16'1" x 8'9" (4.90m x 2.66m)

Double glazed window to front, radiator, door to family room, door to dressing area, open plan to:

### En-suite

8'0" x 8'9" (2.44m x 2.66m)

Three piece suite comprising vanity wash hand basin, tiled shower area and low-level WC, two heated towel rails, door leading to:

### Utility Room

9'0" x 5'0" (2.74m x 1.52m)

Plumbing for washing machine, space for tumble dryer.

### Dressing Area

5'0" x 5'6" (1.53m x 1.68m)

### Office / Walk-in Wardrobe

16'1" x 7'4" (4.90m x 2.24m)

Double glazed window to front, radiator.

## FIRST FLOOR

### Landing

Double glazed window to front, door leading to:

### Lounge

9'9" x 16'5" (2.97m x 5.00m)

Two double glazed windows to front, radiator, door leading to:

### Hall

Doors leading to:

### Kitchen/Diner

20'7" x 7'2" (6.28m x 2.18m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, ceiling skylight, double glazed French doors leading out to rear garden, sliding glass door leading to:

### Conservatory

8'10" x 14'3" (2.68m x 4.34m)

Double glazed windows to sides, bi-fold door opening out to rear garden.

### Bedroom 2

10'0" x 8'6" (3.05m x 2.59m)

Double glazed window to rear, radiator.

### Bedroom 3

6'8" x 10'1" (2.03m x 3.08m)

Double glazed window to side, radiator.

### Bathroom

6'9" x 5'6" (2.06m x 1.68m)

Three piece suite comprising double ended bath with shower over, wall mounted wash hand basin and low-level WC, part tiled walls, double glazed window to rear, ceiling skylight, heated towel rail.

## OUTSIDE

### Garage

16'1" x 15'1" (4.90m x 4.61m)

Up and over door to the front, doors leading to:

### Office / Work shop

17'3" x 18'0" (5.27m x 5.48m)

Two double glazed windows to front.

### Store Room

10'3" x 9'4" (3.12m x 2.85m)

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