



## Richmond Crescent, Mossley, OL5 9LQ

### Offers over £220,000

Selling a two bedroom semi-detached bungalow with no vendor chain and stunning far-reaching views, this charming home is ideal for someone looking to put their own stamp on a property. Situated on a quiet cul-de-sac in the highly desirable Bottom Mossley area, the bungalow offers a peaceful setting while remaining close to a wide range of local amenities, popular schools, and excellent transport links. Picturesque canal and countryside walks are also just a short stroll away, providing the perfect balance between convenience and nature.

The accommodation comprises a welcoming entrance hall, lounge, fitted kitchen, two well-proportioned bedrooms, and a three-piece bathroom. Externally, the property features a lawned front garden with planted borders, a driveway to the side providing ample off-road parking and leading to a detached garage, and an enclosed rear garden mainly laid to lawn, offering a private outdoor space ideal for relaxing or gardening while taking in the beautiful surroundings.

An excellent opportunity for anyone looking to create their dream home in a sought-after Mossley location. **\*\*Viewing Highly Recommended**



## GROUND FLOOR

### Hall

Door to side, doors leading to:

### Lounge

16'0" x 10'4" (4.88m x 3.16m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, sliding door leading to:

### Kitchen

11'1" x 8'10" (3.37m x 2.69m)

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

### Bedroom 1

12'1" x 10'9" (3.69m x 3.28m)

Double glazed window to front, radiator.

### Bedroom 2

11'1" x 6'10" (3.37m x 2.08m)

Double glazed window to rear, radiator.

### Bathroom

9'7" x 5'2" (2.91m x 1.58m)

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

## OUTSIDE

Lawned garden to the front with planted borders and driveway to the side leading to the garage. Enclosed garden to the rear mainly laid to lawn.

### Garage

19'2" x 10'4" (5.84m x 3.15m)

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

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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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