



Stamford Street, Ashton-Under-Lyne, OL5 0LL

Offers over £80,000

Selling a versatile and substantial commercial property situated in the heart of Mossley, offering generous accommodation arranged over three floors. The property benefits from a visible shop front, perfect for attracting passing trade, making it ideal for a range of business uses such as retail, office space, or service-based enterprises.



GROUND FLOOR

Shop

13'11" x 14'6" (4.25m x 4.42m)

Window to front.

Lounge

15'0" x 14'6" (4.57m x 4.42m)

Window to rear.

Kitchen

9'0" x 4'6" (2.74m x 1.38m)

Window to side.

FIRST FLOOR

Landing

Bedroom 1

14'0" x 14'6" (4.27m x 4.42m)

Window to front.

Bedroom 2

18'4" x 9'8" (5.59m x 2.94m)

Window to rear.

Bathroom

11'8" x 5'0" (3.56m x 1.52m)

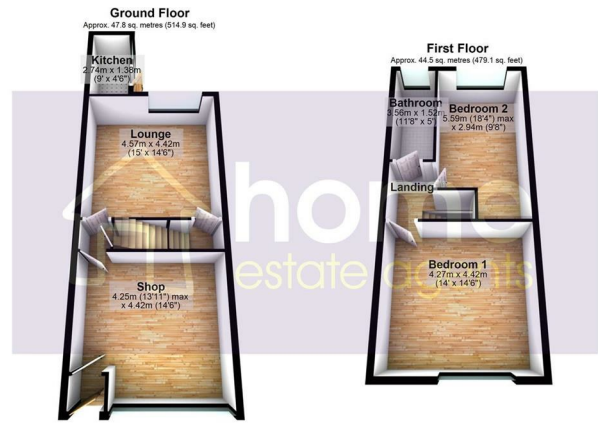
Window to rear.

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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.



Total area: approx. 92.3 sq. metres (994.0 sq. feet)