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Stamford Road, Mossley, OL5 0DA

Offers in the region of £200,000

This exceptional ground floor luxury apartment, ideally positioned for convenient access to both beautiful countryside surroundings and Manchester City Centre. Finished to an impressive standard throughout, the property boasts a spacious open plan layout that creates a bright, contemporary and inviting living environment.
The accommodation briefly comprises an entrance porch, welcoming hallway, utility room, separate W/C, and an impressive open plan lounge, dining area, kitchen and conservatory, perfect for modern living and entertaining. The generous double bedroom benefits from extensive fitted wardrobes, an integrated dressing table and television area, together with a large en-suite bathroom, with oversized bath and separate dual rain and standard shower. The property also has a huge loft which is perfect for storage and also has further potential to create additional bedrooms.

Designed with both style and practicality in mind, the apartment would suit a wide range of buyers, from professionals seeking a modern home with commuter links, to those looking for a peaceful retreat close to open countryside. The property also benefits from a number of premium features including a built-in 5.1 cinema surround sound system with Denon amplifier, integrated ceiling speakers to the bedroom and bathroom with wi-fi remote control and Heos compatibility.

Conveniently situated within walking distance of Mossley train station, the property offers excellent transport connections to both Manchester and Leeds via the TransPennine line. The area is surrounded by scenic countryside walks including Dovestone Reservoir and the Peak District, while the nearby villages of Saddleworth, Uppermill and Greenfield provide an excellent selection of independent shops, cafés, bars and restaurants.

GROUD FLOOR

Vestibule
Door and double glazed window to front, door leading to:

Hallway
Double glazed window to front, radiator, doors leading to:

Open plan living
29'9" x 21'2" (9.07m x 6.45m)
Two full height double glazed windows to front, feature roof window, three radiators, fitted with a matching range of base and eye level units with decorative lighting, granite worksurface over, inset sink and drainer with mixer tap, built-in oven and hob with ceiling extractor above, integrated fridge/freezer and dishwasher, tiled floor, inset ceiling downlights, double doors leading out to garden, door leading to storage area.

WC
Two piece suite comprising wash hand basin and low-level WC, heated towel rail.

Utility Room
7'6" x 4'10" (2.28m x 1.47m)
Fitted with a matching range of base and eye level units with granite worksurface over, plumbing for washing machine and dryer.

Bedroom
14'6" x 18'9" (4.41m x 5.72m)
Two full height, double glazed windows to front overlooking the garden, fitted with a range of wardrobes, radiator, open plan to:

En-suite Bathroom
Four piece luxury suite comprising, double ended deep bath, vanity wash hand basin and low-level WC, tiled walls, heated towel rail.

OUTSIDE
Externally there is a private gated garden with lawn and Indian stone patio area overlooking wonderful, far reaching countryside views. Off road parking is provided off Stamford Road by a gated driveway, and underneath there is a private storage 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. 110.3 sq. metres (1187.0 sq. feet)

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