



## Stamford Street, Mossley, OL5 0LL

Offers over £165,000

A shop-fronted commercial property with a self-contained flat above, positioned in the heart of Mossley and ideally placed for excellent transport connections, including Mossley train station and local bus routes.

The ground floor provides a prominent and highly visible retail frontage, together with an office/store room, a kitchen and a WC, offering flexible accommodation suitable for a variety of business or professional uses.

The flat above benefits from its own private entrance to the rear, with stairs rising to a well-proportioned first-floor lounge, kitchen and bathroom, and a second-floor bedroom, creating an attractive and convenient residential living space.

The property occupies a central location close to local shops, amenities, cafés and commuter links, making it an appealing opportunity for both investors and owner-occupiers. With scope for value enhancement, mixed-use income potential and strong footfall from the surrounding area, this versatile property represents an excellent proposition within a well-connected and established setting.



## GROUND FLOOR

### Shop Front

12'0" x 13'0" (3.66m x 3.97m)

Door to front, window fronted, door leading to:

### Office / store

5'2" x 13'0" (1.58m x 3.97m)

Door leading to:

### Kitchen

9'9" x 13'0" (2.98m x 3.97m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, door leading out to rear, door leading to:

### WC

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

## FIRST FLOOR FLAT

### Flat Entrance

Door at the rear, stairs leading to first floor,

### Lounge

16'6" x 13'0" (5.04m x 3.97m)

Double glazed window to front.

### Kitchen

6'9" x 6'8" (2.05m x 2.03m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

### Bathroom

6'10" x 6'8" (2.08m x 2.03m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls.

### Landing

Stairs leading to second floor.

## SECOND FLOOR

### Bedroom 1

15'0" x 13'0" (4.56m x 3.97m)

Double glazed velux window to rear.

## DISCLAIMER

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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. 88.6 sq. metres (953.2 sq. feet)

