



Stamford Road
Mossley, OL5 0BA

Offers over £165,000

This deceptively spacious and immaculately presented two-bedroom maisonette is located in the highly sought-after Top Mossley area, offering a perfect combination of modern living and scenic surroundings. Just a short walk from the train station and local amenities, the property is also close to Mossley Park and a variety of picturesque countryside walks, making it ideal for those who enjoy both convenience and outdoor leisure.

The well-designed interior features a welcoming hallway, a convenient WC, and a stylish kitchen/diner that seamlessly flows into the bright and airy lounge, creating a superb space for both relaxation and entertaining. Upstairs, two generously sized bedrooms offer excellent living accommodation, while the contemporary bathroom is finished to a high standard.

Externally, the property benefits from one allocated parking space, ample visitors' parking, and beautifully maintained communal gardens.

With its fantastic location, surprisingly spacious layout, and excellent transport links, this home is perfect for first-time buyers, professionals, or those looking to downsize without compromising on comfort and style. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

WC

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

Lounge 13'4" x 12'9" (4.06m x 3.88m)

Two double glazed windows to rear, radiator, open plan to:

Kitchen/Diner 15'6" x 12'9" (4.72m x 3.88m)

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 10'9" x 12'9" (3.28m x 3.88m)

Two double glazed velux windows to rear, radiator.

Bedroom 2 9'6" x 9'6" (2.89m x 2.89m)

Two double glazed windows to front, radiator.

Bathroom 5'6" x 6'0" (1.68m x 1.84m)

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

OUTSIDE

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.

WWW.HOMEEA.CO.UK





Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



First Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 66.4 sq. metres (714.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC