



Stamford Road
Mossley, OL5 0BA

Offers over £300,000



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This deceptively spacious mid-terraced property offers generous and versatile accommodation arranged over four floors, together with far reaching views to the front elevation. Situated in the highly sought-after Top Mossley area, the home perfectly combines character, space and modern day living in a scenic setting. Ideally positioned within walking distance of Mossley train station and local amenities, the property is also close to Mossley Park and a variety of picturesque countryside and canal-side walks, making it an excellent choice for commuters, families and those who enjoy the outdoors.

The accommodation is both flexible and well proportioned throughout. To the ground floor there is an entrance hallway, comfortable lounge, separate sitting room and a shower room. The lower ground floor features an impressive family room and a spacious kitchen/diner, both benefiting from exposed beams which add warmth and character, while the kitchen houses an original Victorian feature range cooker creating a striking focal point. To the first floor there are three good sized bedrooms and a family bathroom, with a further loft room located on the second floor offering useful additional space.

Externally, the property is approached via a gravelled frontage with steps leading up to the entrance. To the rear is a good sized paved garden providing ample space for outdoor seating, together with an outhouse for additional storage.

This charming home offers a rare opportunity to acquire a substantial property full of character in one of Mossley's most desirable locations.



GROUND FLOOR

Hallway

Door to front, radiator, doors leading to:

Lounge 13'1" x 13'1" (3.98m x 3.98m)

Double glazed window to front, feature inglenook fireplace.

Sitting Room 15'0" x 14'8" (4.58m x 4.48m)

Double glazed window to rear, feature inglenook fireplace, radiator, stairs leading to first floor, door with stairs leading down to lower ground floor, doors leading to:

Shower Room

Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

Hall

Door to outside.

LOWER GROUND FLOOR

Family Room 14'2" x 13'11" (4.32m x 4.24m)

Exposed beams, radiator.

Kitchen/Diner 12'8" x 16'8" (3.86m x 5.08m)

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 double oven, built-in hob with extractor hood over, double glazed window to front, radiator, exposed beams, original Victorian feature range cooker.

FIRST FLOOR

Landing

Double glazed window to rear, stairs leading to second floor, radiator, doors leading to:

Bedroom 1 13'1" x 13'1" (3.99m x 3.98m)

Double glazed window to front, radiator.

Bedroom 2 15'3" x 10'2" (4.65m x 3.09m)

Double glazed window to rear, radiator.

Bedroom 3 12'10" x 7'8" (3.92m x 2.34m)

Double glazed window to front, radiator.

Bathroom 11'3" x 4'2" (3.42m x 1.28m)

Three piece suite comprising, bath with hand shower attachment, vanity wash hand basin and low-level WC, double glazed window to rear.

SECOND FLOOR

Loft Room 10'7" x 16'7" (3.23m x 5.05m)

Double glazed Velux window to rear, built in storage to eaves, radiator.

OUTSIDE

Gravelled area to the front with steps leading up to entrance. Good sized paved rear garden with outhouse.

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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| Energy Efficiency Rating | | |
|--|-----------|--|
| | Current | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>64</p> | <p>78</p> |
| <p>England & Wales</p> | | <p>EU Directive 2002/91/EC </p> |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p> | | |
| <p>England & Wales</p> | | <p>EU Directive 2002/91/EC </p> |