



## Staley Road, OL5 9PL

Price £470,000

Nestled on Staley Road in the charming area of Mossley, Ashton under Lyne, this splendid, Victorian detached house built in 1910 offers a delightful blend of period features and modern living.

Spanning 3 floors, this unique property boasts a ground floor Granny flat annex with 2 large reception rooms, 4 piece family bathroom, large double bedroom and a kitchen. This part of the property allows separate, fully independent living.

The first floor contains 2 reception rooms, 4 piece family bathroom, double bedroom and large kitchen/ dining room.

The 2nd floor has an office area and en suite double bedroom.

Outside to the front is low maintenance artificial grass and to the rear is a south facing, well stocked, established, low maintenance garden with plenty of outdoor storage.

Set in a picturesque, rural location, the property is surrounded by stunning views making it a perfect retreat from the hustle and bustle of city life. The generous 3 car driveway provides ample parking ensuring ease of access.

Whether you are looking to raise a family or simply enjoy the beauty of the countryside, this property is a must see.



## GROUND FLOOR

### Entrance Hall

3'0" x 4'11" (0.91m x 1.51m)

Door to:

### Hallway

3'0" x 6'9" (0.91m x 2.05m)

Door to:

### Reception 1

17'0" x 13'0" (5.18m x 3.96m)

Bay window to rear, door to:

### Kitchen

8'0" x 13'0" (2.44m x 3.96m)

Door to:

### Reception 2

13'0" x 10'0" (3.96m x 3.05m)

Window to front, double door, open plan, door to:

### Bedroom 1

13'0" x 12'0" (3.96m x 3.66m)

Bay window to rear, door to:

### Bathroom

9'2" x 6'0" (2.8m x 1.83m)

Door to:

### Stairs

Stairs, two doors.

## FIRST FLOOR

### Hallway

2'0" x 6'0" (0.61m x 1.83m)

Door to:

### Reception 3

11'11" x 13'0" (3.63m x 3.96m)

Window to rear, door to:

### Kitchen 2

12'0" x 13'0" (3.66m x 3.96m)

Window to front, door to:

### Reception 3 Room with balcony garden view

13'0" x 10'0" (3.96m x 3.05m)

Window to front, two skylights, double door, patio door, door to:

### Bathroom 2

9'0" x 6'0" (2.74m x 1.83m)

Window to front, door to:

### Bedroom 2

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

Window to rear, door to:

### Stairs

Window to front, door to:

## THIRD FLOOR / ATTIC

### Hall

3'0" x 5'8" (0.92m x 1.73m)

Window to side.

### Office

10'0" x 12'0" (3.05m x 3.66m)

Two skylights.

### En-suite Shower Room

6'2" x 9'10" (1.9 x 3.0)

Skylight.

### Bedroom 3

18'0" x 13'0" (5.49m x 3.96m)

Two skylights.

### Stairs

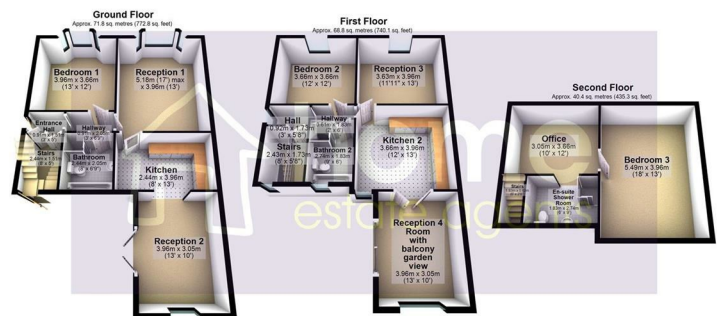
Stairs.

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Total area: approx. 181.0 sq. metres (1948.3 sq. feet)

