



Staley Road, Mossley, OL5 9NT

Offers over £215,000

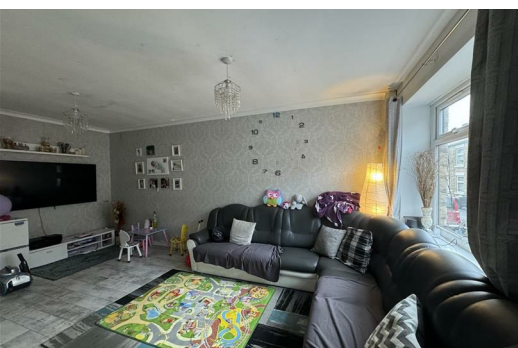
This impressive and larger-than-average four-bedroom mid-terraced property is offered with no vendor chain. Located in the ever-popular area of Mossley, it offers easy access to local amenities and the property benefits from being within the catchment area for the well regarded Mossley Hollins High School, making it an ideal choice for families.

Additionally, Mossley train station is just a short distance away, offering convenient access to Manchester and beyond.

Upon entering, the ground floor offers a spacious lounge and kitchen/diner ideal for family meals and entertaining. The property's unique charm continues with a basement that houses a useful cellar room and two additional store rooms, providing valuable extra space for storage, hobbies, or even potential development.

Upstairs on the first floor, there are four bedrooms, along with a family bathroom. The versatile layout makes this home suitable for growing families or those in need of extra space for work-from-home arrangements.

Externally, to the rear of the property, there is a communal yard area. With its generous living space, excellent location, and scope for further enhancement, this property represents a fantastic opportunity for both families and investors alike. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge

19'6" x 13'10" (5.94m x 4.21m)

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

Kitchen/Diner

22'1" x 13'10" (6.74m x 4.21m)

Fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, space for cooker, plumbing for washing machine, Two double glazed windows to rear, door leading out to rear, stairs leading down to:

BASEMENT

Hall

Doors leading to:

Store Room

9'7" x 7'9" (2.92m x 2.36m)

Cellar Room

8'10" x 13'9" (2.69m x 4.19m)

Door to:

Store Room

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'7" x 7'9" (4.15m x 2.35m)

Double glazed window to front, radiator.

Bedroom 2

16'8" x 7'4" (5.09m x 2.24m)

Double glazed window to rear, radiator.

Bedroom 3

11'0" x 5'9" (3.35m x 1.76m)

Double glazed window to front, radiator.

Bedroom 4

7'9" x 5'9" (2.35m x 1.76m)

Double glazed window to rear, radiator.

Bathroom

5'7" x 7'4" (1.70m x 2.24m)

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

OUTSIDE

Communal yard to rear.

DISCLAIMER

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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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