



Staley Road
Mossley, OL5 9PL

Offers over £432,500



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Presenting an immaculately maintained, four-bedroom detached stone property, this home boasts a harmonious blend of traditional architecture and contemporary interior design. Situated in a highly desirable location within the popular Mossley area, the property offers countryside views to the front, making it an exceptional family residence.

The ground floor features a welcoming entrance hall leading to a generously proportioned lounge providing a cosy yet elegant space for relaxation. The heart of the home is the expansive kitchen/diner, designed for both everyday living and entertaining, with stylish finishes and French doors that open to the rear garden, flooding the space with natural light. A separate utility room adds convenience, while a ground-floor WC completes the functional layout. The first floor accommodates four spacious double bedrooms, one of which benefits from an en-suite, alongside a family bathroom perfect for modern living.

Externally, the property includes a block-paved driveway to the front, providing ample off-road parking, and an enclosed, tiered rear garden with a paved patio and two distinct lawn areas.

Sustainable living enhancements include solar thermal panels for reduced energy costs, with provisions for a heat pump and log burner installation.

Positioned within the catchment area of the highly regarded Mossley Hollins High School, the property is ideal for families. Its prime location enjoys excellent connectivity to nearby towns and villages and offers easy access to local amenities, schools, and excellent transport links, including Mossley train station, which is just a 10-minute walk away. For outdoor enthusiasts, the property is a mere five minutes from trails, canals, dog walking fields, and direct paths leading to Dovestone Reservoir.

This outstanding property combines stylish living spaces, thoughtful design, and a prime location, making it a dream home for families seeking both comfort and convenience.



GROUND FLOOR

Entrance Hall

Door to front, radiator, under stairs storage cupboard, stairs leading to first floor, doors leading to:

Lounge 17'4" x 10'4" (5.28m x 3.14m)

Double glazed window to front, double glazed window to side, radiator.

Kitchen/Diner 24'3" x 16'3" (7.39m x 4.95m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated double oven, integrated hob with extractor hood over, integrated fridge and freezer, integrated dishwasher, double glazed window to front, spotlights, tiled splashbacks, double glazed window to rear, French doors leading out to rear garden.

Utility Room 6'10" x 11'1" (2.09m x 3.38m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated washing machine, integrated dryer, integrated freezer, spotlights, tiled splashbacks, double glazed window to rear, radiator, door leading out to rear.

WC

Two piece suite comprising wash hand basin and low-level WC, double glazed window to side, heated towel rail, tiled walls.

FIRST FLOOR

Landing

Double glazed window to front, radiator, doors leading to:

Master Bedroom 12'10" x 10'2" (3.91m x 3.09m)

Double glazed window to front, radiator, door leading to:

En-suite Shower Room

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

Bedroom 2 10'0" x 10'3" (3.05m x 3.12m)

Double glazed window to rear, radiator.

Bedroom 3 12'9" x 9'3" (3.89m x 2.82m)

Double glazed window to rear, radiator.

Bedroom 4 10'10" x 10'4" (3.30m x 3.15m)

Double glazed window to front, radiator.

Family Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, double glazed window to rear, tiled walls, heated towel rail.

OUTSIDE

Block paved driveway to the front of the property. Enclosed tiered garden to the rear with paved patio and two separate lawn areas with planted borders.

DISCLAIMER

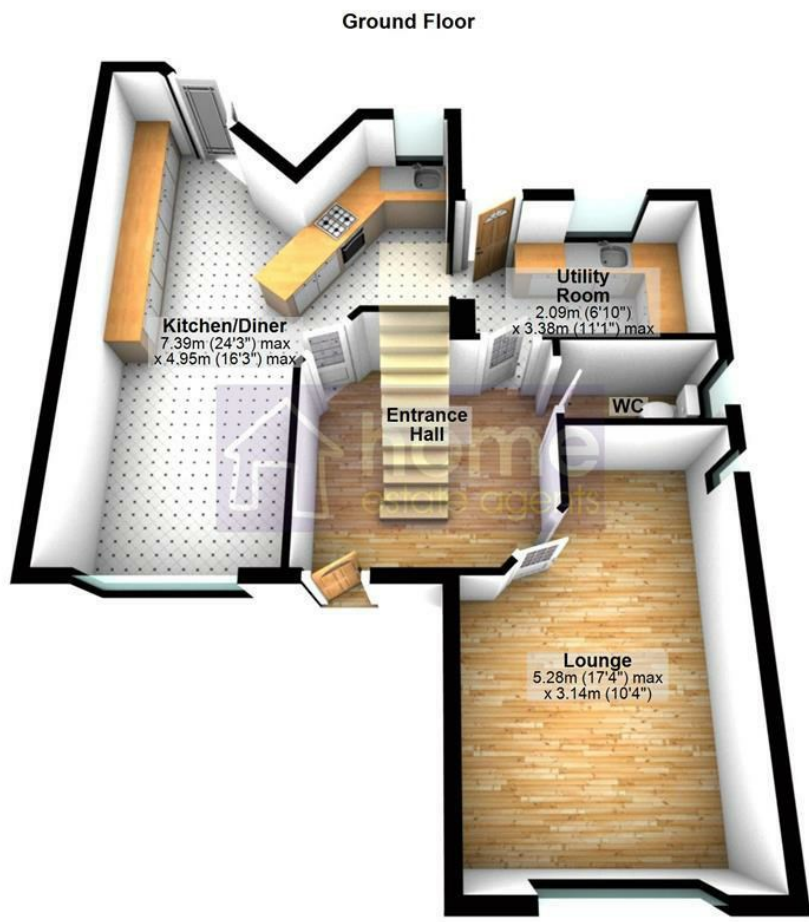
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(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