



Stamford Road
Mossley, OL5 0DA

Offers over £175,000



There's no agent like home

This stunning two-bedroom apartment is located in the highly sought-after area of Mossley and forms part of a striking converted church, blending historic character with stylish contemporary living. With full-height windows throughout, the property is flooded with natural light and offers uninterrupted long-range views towards the breathtaking Saddleworth Moor.

Just a short stroll from Mossley Train Station, this property provides excellent commuter links to Manchester and beyond, while being within easy reach of local shops, cafes, and essential amenities. For those who love the outdoors, the surrounding countryside offers miles of scenic walking trails, making it easy to escape into nature.

Inside, the apartment is spacious, bright, and beautifully presented throughout. The welcoming entrance hall leads into a generous lounge and dining area, flooded with natural light from three dramatic full-height windows that frame the stunning views. The fitted kitchen includes integrated appliances and ample storage, ideal for both everyday living and entertaining.

There are two well-sized double bedrooms, each enhanced by large windows that make the most of the natural light and peaceful surroundings. A stylish four-piece bathroom includes a bath, separate shower, vanity basin, and WC.

The development is well-maintained, with a secure communal entrance, attractive communal gardens, a peaceful woodland area surrounded by mature trees and shrubs, and a paved patio for residents to enjoy. There is a secure allocated undercover parking space, along with additional visitor parking.

With its rare combination of character, comfort, and convenience in a picturesque setting, this apartment is an ideal first home or a superb option for professionals looking for a peaceful retreat. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



COMMUNAL ENTRANCE HALLWAY

Entrance to the building is gained via a security intercom system. Stairs provide access to all floors and lead down to the first floor where the apartment is located.

Hall

Door to front, electric heater, door to storage cupboard, doors leading to:

Lounge/Dining Room 22'2" x 13'3" (6.75m x 4.03m)

Double glazed full height window to rear, two full height double glazed windows to side, providing far reaching views, two electric heaters.

Kitchen 9'1" x 11'3" (2.76m x 3.42m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, built-in eye level Neff slide and hide oven, built-in hob with extractor hood over, built-in microwave, full height double glazed window to side, electric kick plate heater.

Bedroom 1 14'3" x 14'7" (4.35m x 4.45m)

Full height double glazed window to side, electric heater, fitted wardrobes.

Bedroom 2 10'6" x 11'3" (3.21m x 3.42m)

Full height double glazed window to side, electric heater.

Bathroom 11'2" x 10'3" (3.41m x 3.13m)

Four piece suite comprising panelled bath, vanity wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, heated towel rail.

OUTSIDE

Communal gardens with long range views, paved patio area and wooded area surrounded by mature shrubs and trees.

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

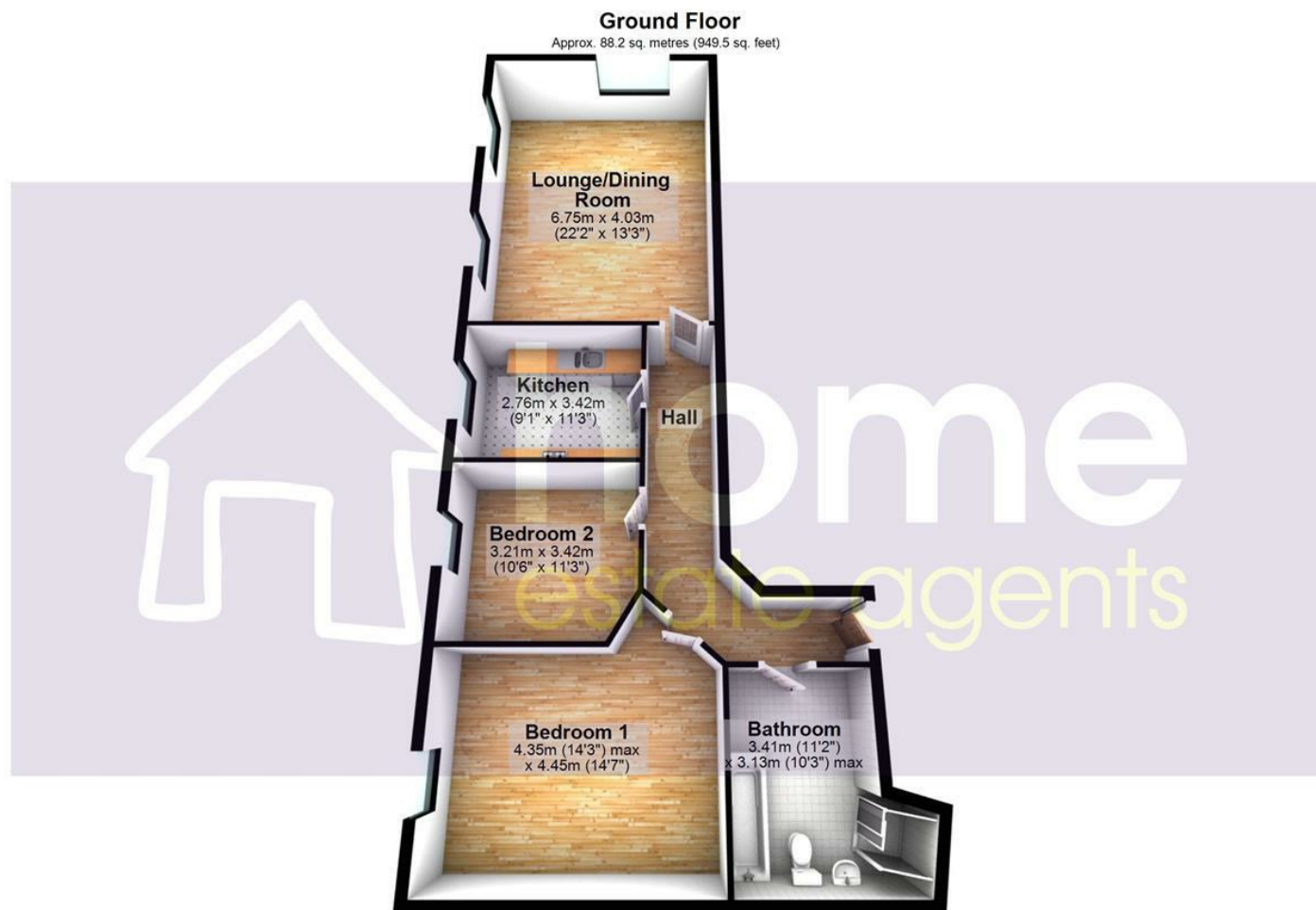
purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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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Total area: approx. 88.2 sq. metres (949.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	79	
(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		
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