



Stamford Road, Mossley, OL5 0BG

Offers over £230,000

Fantastic four bedroom three storey stone end terraced property with added loft room offering superb family sized accommodation of which only a full personal inspection will fully reveal.

The accommodation is set over three/four floors and briefly comprises: to the ground floor, living room, with bathroom/WC, study/office or bedroom four. Stairs provide access to the lower ground floor to the exceptionally sized dining kitchen to the lower ground floor with rear access out to the garden which has a stilted raised timber decked patio area backing onto woodland. From the living room there are stairs leading to the upper floor which has three bedrooms and a further bathroom/WC and access to a good sized loft room. The property benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Chain Free! An early viewing is essential to fully appreciate the accommodation that is on offer!



GROUND FLOOR

Lounge

17'8" x 14'11" (5.39m x 4.55m)

Good sized living room with Upvc double glazed windows to the side and front elevations, wood burner with flu pipe, open plan stairs to the first floor, door providing access to the stairs leading down to the dining kitchen, door to the study/office or bedroom four and radiator.

Office/Study/Bedroom 4

7'5" x 10'3" (2.27m x 3.12m)

Window to rear with views, decorative flooring and radiator.

Bathroom

In white with panelled bath, vanity wash hand basin, low level WC, tiled walls, heated towel rail.

LOWER GROUND FLOOR

Large Family/Kitchen/Dining Room

25'11" x 14'11" (7.89m x 4.55m)

Superbly sized dining kitchen which runs from the front and back of the property, providing a lovely sized family room/kitchen/dining, comprising of a matching range of high gloss base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, gas central heating boiler, Upvc double glazed window to the rear, Upvc double glazed door to the rear garden, plumbing and space for automatic washing machine, under stairs storage, stairs to the living room and radiator.

FIRST FLOOR

Landing

Bedroom 1

10'4" x 8'0" (3.16m x 2.44m)

Window to rear with views, fitted wardrobes, radiator

Bedroom 2

9'8" x 8'4" (2.95m x 2.54m)

Window to front, radiator

Bedroom 3

10'4" x 6'0" (3.16m x 1.83m)

Window to rear with views, radiator.

Bathroom

Window to side, fitted corner shower cubicle with shower, vanity unit with was hand basin, low level WC, part tiled walls, heated towel rail.

Stairs to Loft Room

5'4" x 6'6" (1.62m x 1.97m)

Stairs to the loft room

Loft Room

14'3" x 14'9" (4.35m x 4.49m)

Excellent sized loft with sky light windows, radiator.

OUTSIDE

Gardens & Parking

Use of a driveway (not with the property) steps down to the lower rear garden, with communal access. The rear garden backs onto woodland and is a mixture of stilted timber decking which is raised above the land which slopes away down to the woodland. There are steps down which provide access to the woodland and also for communal access for neighbours.

DISCLAIMER



Total area: approx. 127.6 sq. metres (1373.8 sq. feet)

