



Manchester Road  
Mossley, OL5 9QD

Price £185,000

Presenting a charming three-bedroom stone-built mid-terrace property with spacious accommodation spread over three floors. This delightful home features two reception rooms and is conveniently situated in Mossley, offering easy access to Mossley train station, Stalybridge, and local amenities.

Nature enthusiasts will appreciate the variety of scenic walks nearby, including picturesque canalside strolls, bridleways, Stalybridge Country Park, and the beautiful Dovestones Reservoir. The property boasts stunning countryside views, providing a tranquil and idyllic setting.

The ground floor comprises an entrance vestibule, lounge, dining room, and a well-appointed kitchen. The first floor includes two comfortable bedrooms and a shower room, while the second floor features an additional bedroom. Additionally, the property benefits from a forecourt garden to the front and a paved yard area to the rear, offering ample outdoor space for relaxation and entertaining.

This property is perfect for families, couples, or individuals seeking a beautiful semi rural setting whilst still being conveniently located for a range of local shops, schools, and recreational facilities. The proximity to Mossley train station makes commuting to nearby towns and cities straightforward, while the nearby road networks provide excellent connectivity. Don't miss the chance to make this delightful house your new home. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge 12'9" x 14'7" (3.89m x 4.44m)

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

### Dining Room 12'0" x 14'7" (3.66m x 4.44m)

Double glazed window to rear, radiator, stairs leading to first floor, door to under stairs storage, door leading to:

### Kitchen 7'4" x 7'1" (2.24m x 2.16m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, door to side leading out to rear.

## FIRST FLOOR

### Landing

Stairs leading to second floor, doors leading to:

### Bedroom 1 12'10" x 14'7" (3.91m x 4.44m)

Double glazed window to front, radiator.

### Bedroom 2 12'0" x 8'6" (3.66m x 2.59m)

Double glazed window to rear, radiator.

### Shower Room 7'1" x 7'1" (2.17m x 2.16m)

Three piece suite comprising shower area, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

## SECOND FLOOR

### Bedroom 3 14'2" x 14'3" (4.31m x 4.34m)

Double glazed velux window to rear, radiator.

## OUTSIDE

Forecourt garden to the front. Paved yard area to the rear.

## 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

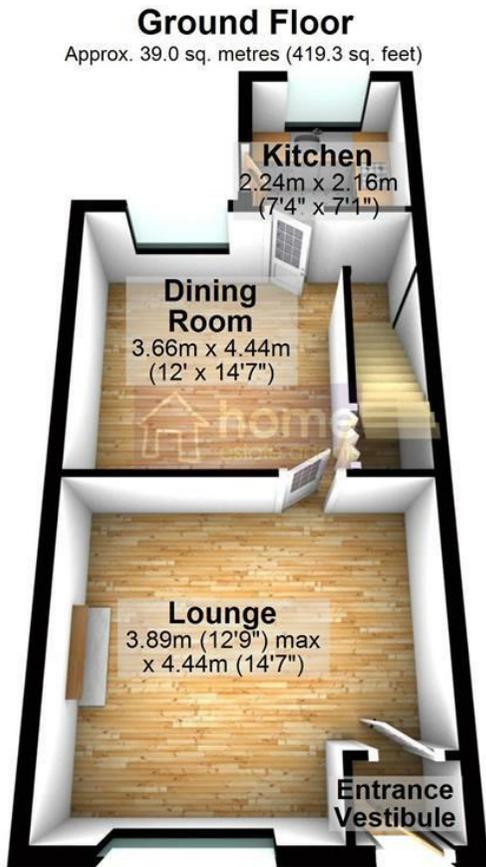
proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of 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. 96.6 sq. metres (1039.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
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