



Stamford Street  
Mossley, OL5 0LN

Offers in the region of £250,000

This beautifully presented mid-terrace property offers an impressive amount of space and versatility, with accommodation thoughtfully arranged over four floors. Perfectly blending character with modern living, the home is ideally positioned in the heart of Mossley Village, placing you within easy reach of local shops, cafés, restaurants, and excellent transport links, including Mossley train station for convenient commuting. Surrounded by scenic countryside, the property is on the doorstep of Greenfield and Uppermill, while Dovestone Reservoir is just a short distance away — perfect for those who love walking, cycling, or simply enjoying the breath-taking views.

The ground floor comprises an entrance vestibule leading to a welcoming lounge, a separate dining room ideal for family meals or entertaining guests, and a well-equipped kitchen fitted with modern units. The lower ground floor is a true highlight, offering a fantastic additional living space complete with a relaxing living room, a versatile gym/bar area with French doors opening onto the rear garden, and a practical utility room providing ample storage and laundry space.

To the first floor, you'll find a spacious master bedroom, a good-sized second bedroom, and a family bathroom with contemporary fittings. The second floor benefits from a loft room, offering flexible use.

Externally, the property features an enclosed paved garden to the rear, providing a low-maintenance and private outdoor area ideal for relaxing or entertaining. This stunning home offers an excellent opportunity for anyone seeking a blend of village life and modern comfort in a highly sought-after location.



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

**Lounge** 16'5" x 14'2" (5.00m x 4.32m)

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

**Dining Room** 14'7" x 14'2" (4.45m x 4.32m)

Double glazed window to rear, stairs leading to lower ground floor, stairs leading to first floor, open plan to:

**Kitchen** 9'0" x 5'4" (2.74m x 1.62m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear.

## LOWER GROUND FLOOR

**Living Room** 15'5" x 12'9" (4.70m x 3.89m)

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

**Gym/Bar** 14'0" x 13'0" (4.27m x 3.96m)

Radiator, stairs, double glazed French doors leading out to rear garden, open plan to:

**Utility Room** 7'6" x 5'4" (2.29m x 1.62m)

Plumbing for washing machine, space for tumble dryer, radiator.

## FIRST FLOOR

### Landing

Double glazed window to rear, radiator, stairs leading to second floor, doors leading to:

**Master Bedroom** 16'3" x 14'3" (4.95m x 4.34m)

Double glazed window to front, radiator.

**Bedroom 2** 7'4" x 8'6" (2.24m x 2.60m)

Double glazed window to rear, radiator.

**Family Bathroom** 6'9" x 8'4" (2.06m x 2.54m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls.

## SECOND FLOOR

**Loft Room** 8'0" x 10'3" (2.44m x 3.13m)

Radiator, velux window to front.

## OUTSIDE

Enclosed paved garden to the rear.

## DISCLAIMER

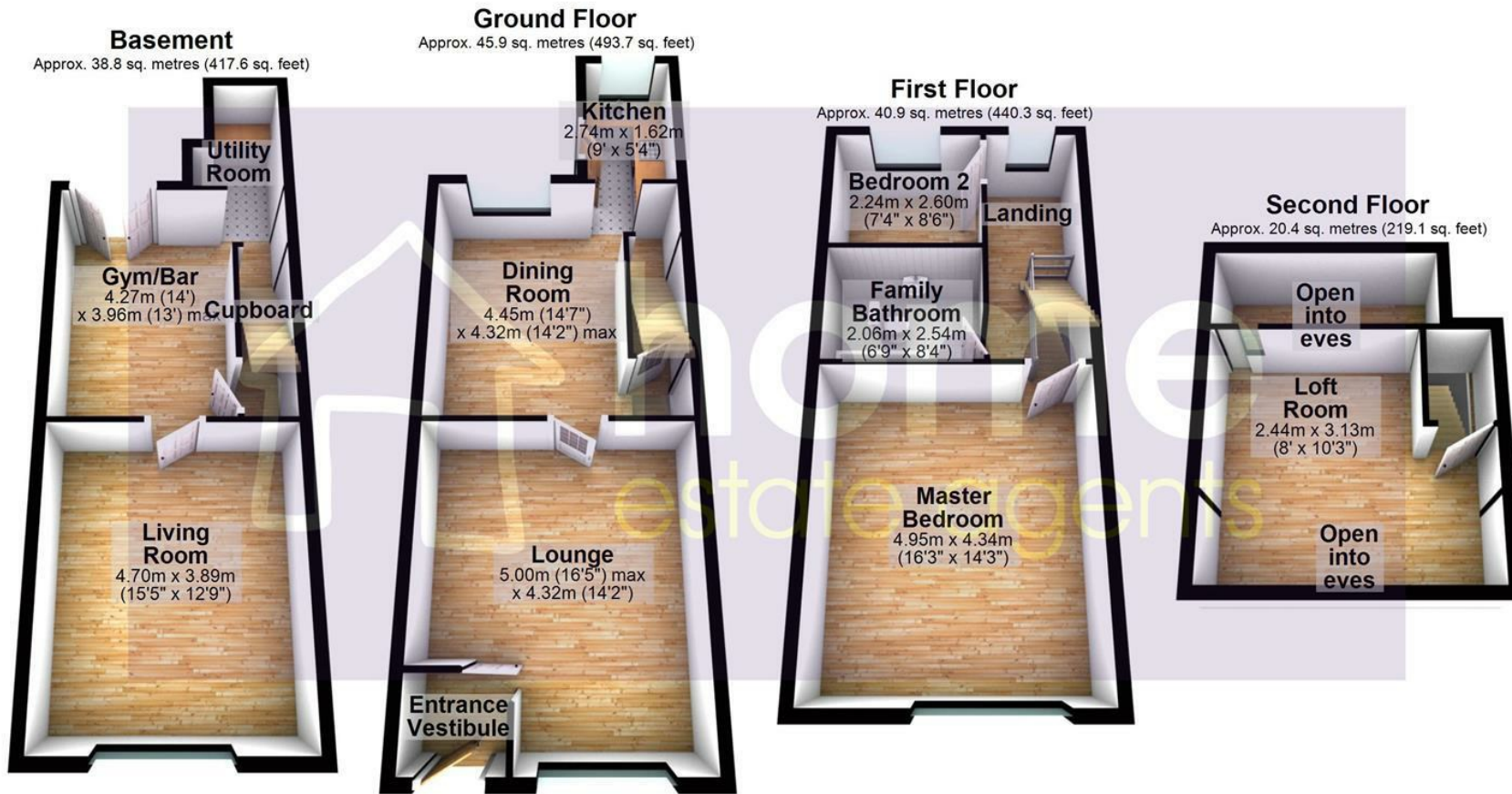
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Total area: approx. 145.9 sq. metres (1570.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>70</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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