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Staley Road, OL5 9PL

Price £450,000

Nestled on Staley Road in the charming area of Mossley, Ashton under Lyne, this splendid, Victorian detached house built in 1910 offers a delightful blend of period features and modern living.
Spanning 3 floors, this unique property boasts a ground floor Granny flat annex with 2 large reception rooms, 4 piece family bathroom, large double bedroom and a kitchen. This part of the property allows separate, fully independent living.
The first floor contains 2 reception rooms, 4 piece family bathroom, double bedroom and large kitchen/ dining room.
The 2nd floor has an office area and en suite double bedroom.
Outside to the front is low maintenance artificial grass and to the rear is a south facing, well stocked, established, low maintenance garden with plenty of outdoor storage.
Set in a picturesque, rural location, the property is surrounded by stunning views making it a perfect retreat from the hustle and bustle of city life. The generous 3 car driveway provides ample parking ensuring ease of access.
Whether you are looking to raise a family or simply enjoy the beauty of the countryside, this property is a must see.

GROUND FLOOR

Entrance Hall
3'0" x 4'11" (0.91m x 1.51m)
Door to:

Hallway
3'0" x 6'9" (0.91m x 2.05m)
Door to:

Reception 1
17'0" x 13'0" (5.18m x 3.96m)
Bay window to rear, door to:

Kitchen
8'0" x 13'0" (2.44m x 3.96m)
Door to:

Reception 2
13'0" x 10'0" (3.96m x 3.05m)
Window to front, double door, open plan, door to:

Bedroom 1
13'0" x 12'0" (3.96m x 3.66m)
Bay window to rear, door to:

Bathroom
9'2" x 6'0" (2.8m x 1.83m)
Door to:

Stairs
Stairs, two doors.

FIRST FLOOR

Hallway
2'0" x 6'0" (0.61m x 1.83m)
Door to:

Reception 3
11'11" x 13'0" (3.63m x 3.96m)
Window to rear, door to:

Kitchen 2
12'0" x 13'0" (3.66m x 3.96m)
Window to front, door to:

Reception 3 Room with balcony garden view
13'0" x 10'0" (3.96m x 3.05m)
Window to front, two skylights, double door, patio door, door to:

Bathroom 2
9'0" x 6'0" (2.74m x 1.83m)
Window to front, door to:

Bedroom 2
12'0" x 12'0" (3.66m x 3.66m)
Window to rear, door to:

Stairs
Window to front, door to:

THIRD FLOOR / ATTIC

Hall
3'0" x 5'8" (0.92m x 1.73m)
Window to side.

Office
10'0" x 12'0" (3.05m x 3.66m)
Two skylights.

En-suite Shower Room
6'2" x 9'10" (1.9 x 3.0)
Skylight.

Bedroom 3
18'0" x 13'0" (5.49m x 3.96m)
Two skylights.

Stairs
Stairs.

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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