



## 31 Acorn House Bramble Court, Stalybridge, SK15 3BH

**£90,000**

A Wilson Estates are delighted to bring to the market this third floor apartment in this highly sought after area of Millbrook Village.

Acorn House, Bramble Court is accessed via Grove Road and provides a tucked away feeling with beautiful far reaching views of the nearby landscape.

The property would make a fantastic buy to let opportunity with the apartment having the potential to achieve a rental income of £800 PCM.

Well presented throughout with open plan living, lounge, dining area and modern fitted kitchen, two good size bedrooms, white family bathroom suite and allocated parking.

Ideally located within close proximity to local amenities and schools and walking distance to Stalybridge Country Park. Early viewing essential to avoid disappointment.

The property does currently have a tenant in situ so viewings are strictly by appointment by contacting A Wilson Estates.

Please note the apartment needs to be purchased via a cash buyer only- please contact A Wilson Estates on 0161 303 0778 for more information on this aspect.

# 31 Acorn House Bramble Court

Millbrook, Stalybridge, SK15 3BH

**£90,000**



## Communal Entrance

Letterboxes for all apartments, stairs to all floors.

## Entrance Hallway

Doors to all rooms. Entry phone system, large storage/utility cupboard with plumbing for automatic washing machine.

## Open Plan Lounge/ Dining & Kitchen

20 x 13'10 narrowing to 11'5 (6.10m x 4.22m narrowing to 3.48m )

The kitchen area has window to the rear, fitted with a range of floor and wall mounted high gloss units with coordinating work surfaces. Stainless steel sink unit with mixer tap, integrated fridge freezer, built in electric oven and hob with extractor fan above.

In the lounge area there are double opening French doors opening to a Juliette balcony.

## Bedroom One

10 x 9'3 (3.05m x 2.82m)

Window to the rear elevation. Fitted double mirror fronted wardrobes.

## Bedroom Two

10 x 7'11 (3.05m x 2.41m)

Window to the rear elevation.

## Bathroom

Opaque window to the front elevation. Suite comprising of a panel bath with shower attachment over, enclosed shower cubicle, low level W.C & hand wash basin. Heated towel rail.

## Externally

Set within well tended communal gardens, bin store and bike shed. And also includes allocated parking.

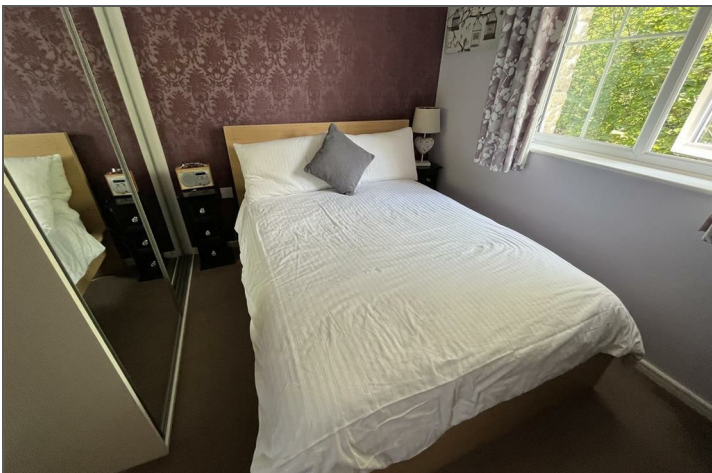
## Additional Information:

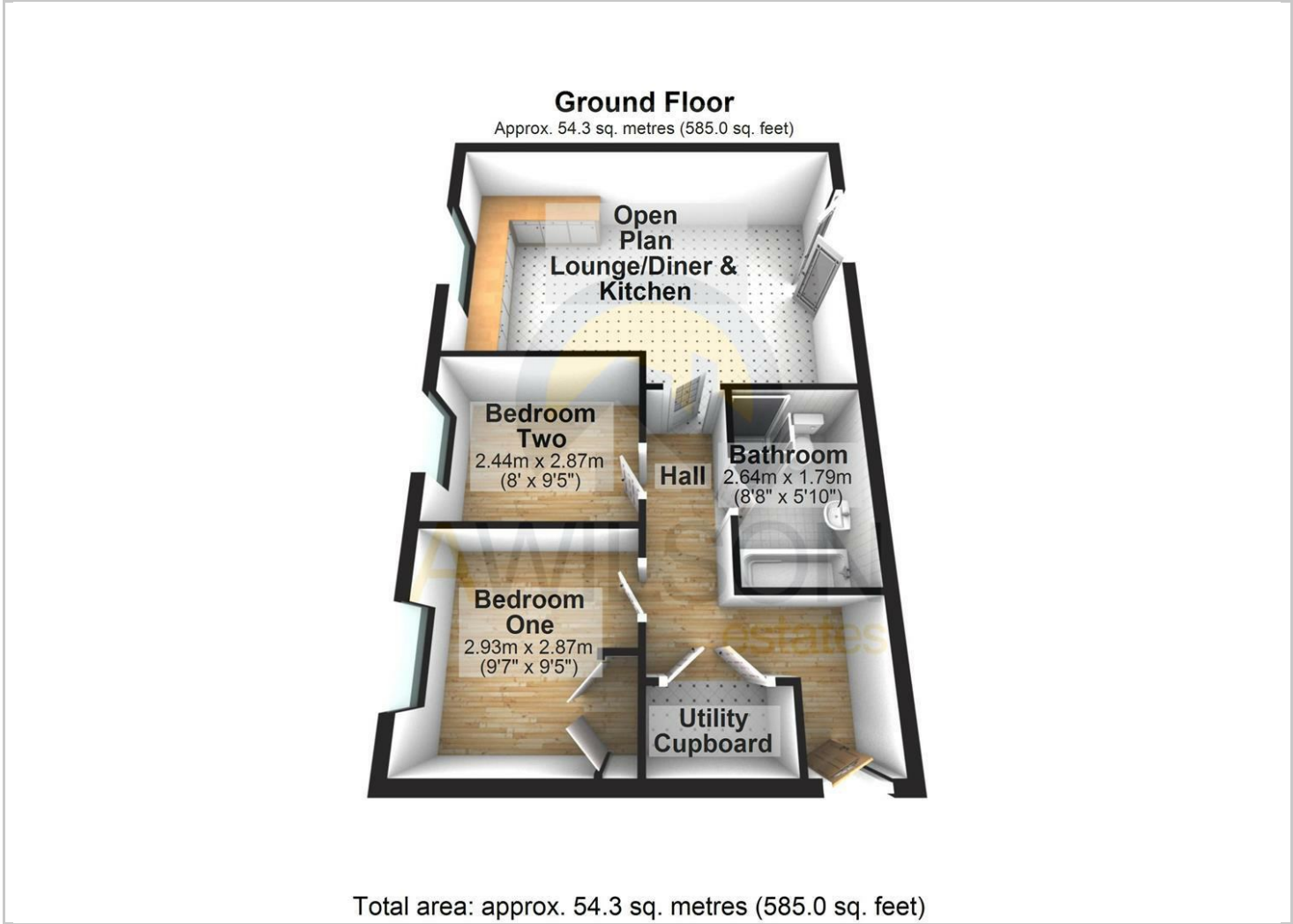
Tenure: Leasehold 250 years from built - £100 per year ground rent - £150 per month service charge

Council Tax Band: A

EPC Rating: C

We are looking for cash only buyers, if you are looking to add to your portfolio you could expect a rental income of somewhere in the region of £800 PCM.





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	77
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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