



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. Coming to the market with the added benefit of No Vendor Chain.

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.

*** CASH BUYERS ONLY ***

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

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.

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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:

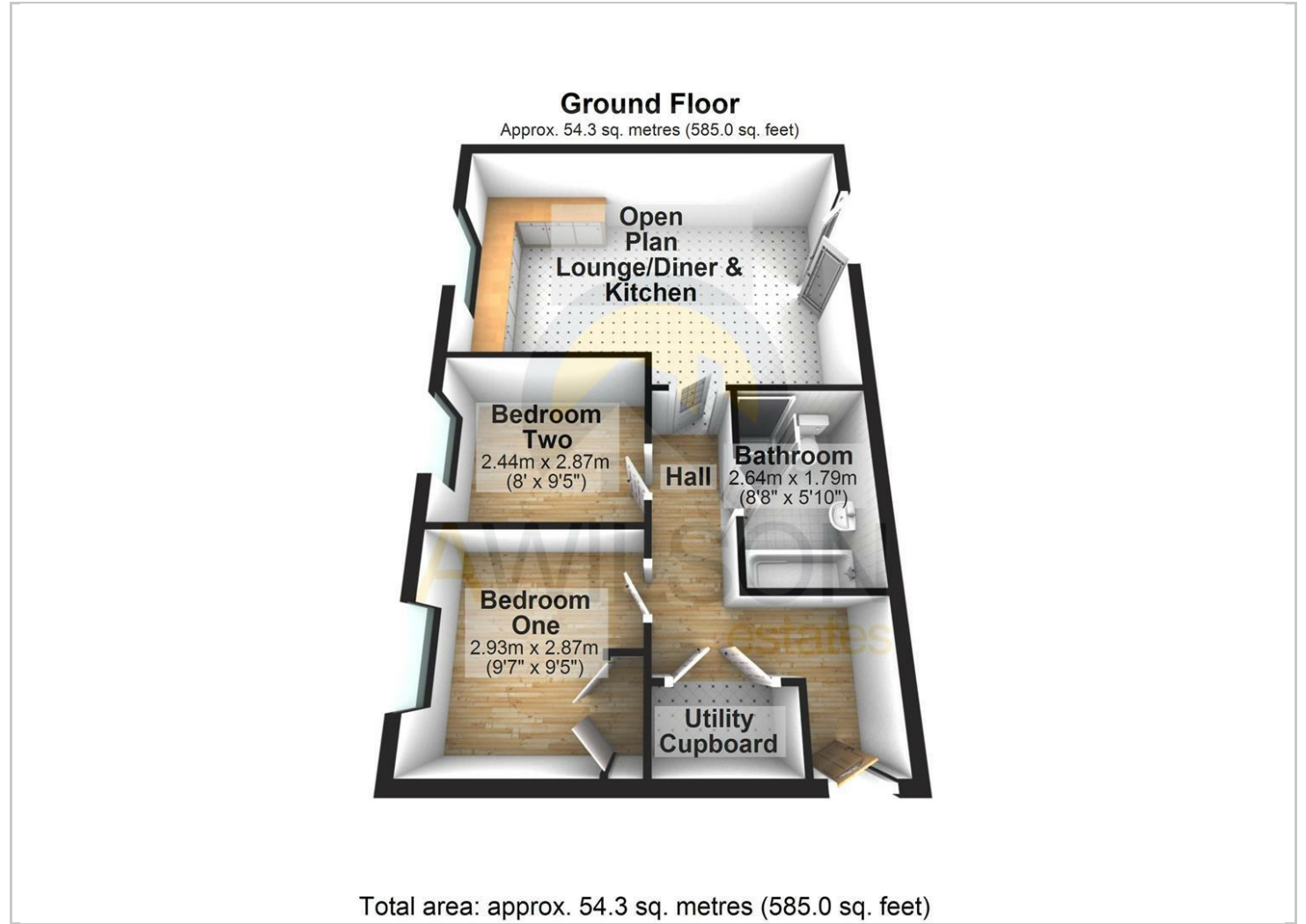
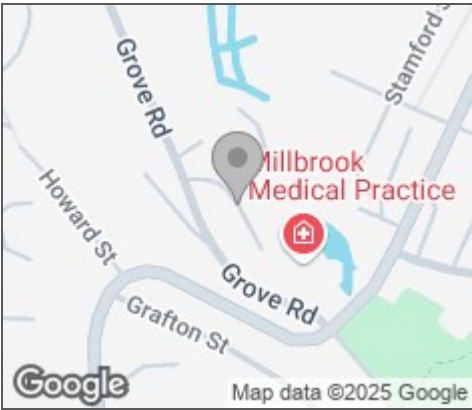
Tenure: Leasehold 250 years from built - £100 per year ground rent - £150 per month service charge

Council Tax Band: A

EPC Rating: C

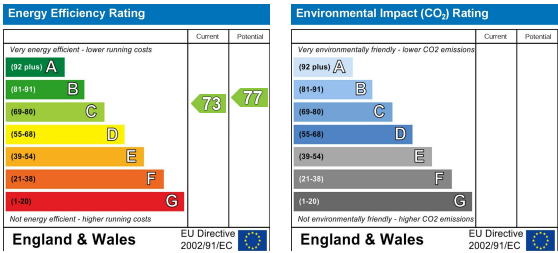
We are looking for cash only buyers, if you are looking to add to your portfolio you could expect a rental income of somewhere in the region of £800 PCM.





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.



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