



3 Higher Tame Street, Stalybridge, SK15 3AN

Offers Over £110,000

A Wilson Estates are delighted to bring to the market this well presented ground floor apartment set in a converted mill in Stalybridge, situated on the river Tame with beautiful views over.

One inside you will find an entrance hall, utility cupboard, separate w.c, lovely open plan lounge, dining and kitchen area. A perfect spot to entertain.

There is a double bedroom with the most beautiful window overlooking the river and an en-suite bathroom.

Outside are well tended communal gardens an allocated parking space and also visitor parking.

Accessed via Knowl Street, Higher Tame Street is the property is conveniently placed for local amenities and access to Stalybridge Train Station which offer direct and regular links into Manchester City and Beyond. There is also ease of access to motorway links including M67 and M60.

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Communal Entrance

Post boxes, stairs and lift to higher floors.

Entrance Hallway

Access to all rooms, and a large utility cupboard that has plumbing for a washing machine and plenty of storage.

W.C

Low level w.c and hand wash basin.

Open Plan Lounge/Dining & Kitchen

Wow! This lovely room has such a great feel! With two windows that overlook the river, and whilst being open plan has been sectioned off to provide definite spaces for whatever your lifestyle may require. The kitchen has a range of white floor and wall mounted units with coordinating work surfaces over. Stainless steel sink unit with mixer tap, integrated oven, hob & extractor fan above. Built in fridge freezer and dishwasher.

This is a great entertaining space.

Bedroom

This bedroom has a simply stunning picture window, with views over the river, such a peaceful setting.

En-Suite Bathroom

Panel bath with shower over, low level w.c and hand wash basin.

Externally

Wrought iron gates opening to the parking and well tended communal gardens.

Additional Information

Tenure: Leasehold 998 years from 2002 - £135 per month service charge

EPC Rating: TBC

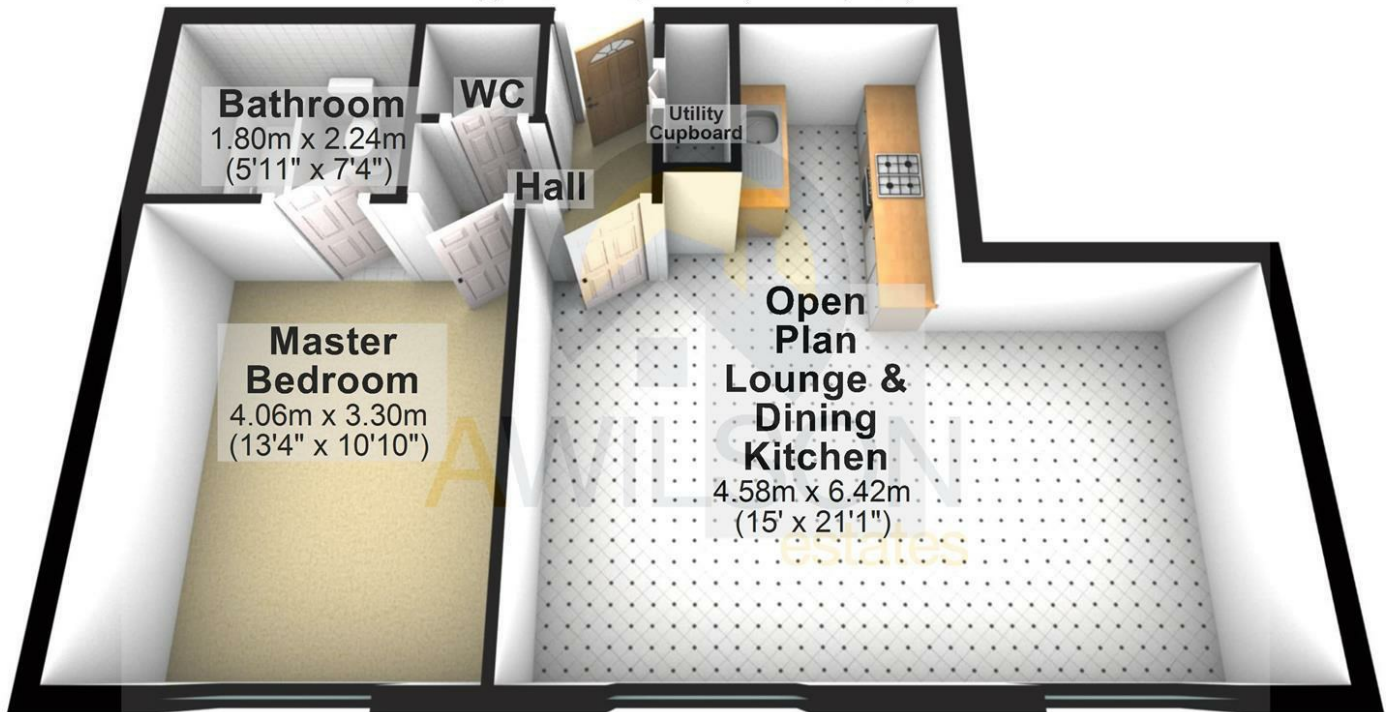
Council Tax Band: B





Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 52.3 sq. metres (562.5 sq. feet)

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