



Flat 3 Castle Street, Stalybridge, SK15 1RL

Offers Over £170,000

Castle Mill House is a lovely purpose built apartment block, built on the riverside in the centre of Stalybridge, this beautiful home will make a stunning home for a wide range of potential purchasers.

You are welcomed in through the communal secure entrance, flat 3 is on the first floor located up one flight of stairs.

Once inside you will find a stylish and well presented apartment. The entrance hallway has storage and gives a great first impression. There is a lovely lounge with a sunny balcony, an open plan dining kitchen that has a Juliette balcony overlooking the adjoining riverside. Having the doors open here on a sunny day whilst entertaining, what could be better? There are two double bedrooms, the master having an en-suite plus a family bathroom.

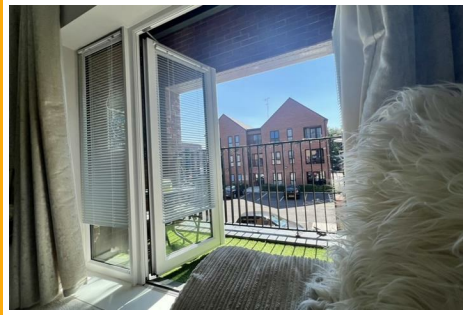
Externally there is a gated entrance and parking for residents.

The current owner has a 45% share and pays rent for the other 55%. We welcome buyers looking to either purchase as a whole or subject to meeting criteria any denomination up to 100%.

Flat 3 Castle Street

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Communal Entrance

Secure entry systems, post boxes and stairs to the the first floor.

Entrance Hallway

Large useful storage cupboard, doors to all rooms.

Lounge

12'11 x 10'8 (3.94m x 3.25m)

Window to the side elevation, sliding doors leading out to a balcony with wrought iron railing and seating area.

Balcony

Sliding doors from the lounge. Built in sitting area.

Open Plan Living/Kitchen & Dining Area

18'5 x 10'8 (5.61m x 3.25m)

Window to the side elevation, Juliette balcony to the rear with views over the garden. Fitted with a stylish range of floor and wall mounted units with coordinating work surfaces over. Built in electric oven, hob and extractor fan above, plumbing for washing machine, space for fridge freezer. This is the heart of this home! What a wonderful spot to entertain guests and to open the doors on a sunny day looking out over the riverside.

Master Bedroom

12'2 x 10'10 (3.71m x 3.30m)

Built in wardrobe, window to the rear elevation. Door into the en-suite.

En-Suite Shower Room

Opaque window to the rear elevation, suite comprising an enclosed shower cubicle, w.c and hand wash basin built into a vanity unit.

Bedroom Two

13'8 max x 9'3 (4.17m max x 2.82m)

Window to the front elevation, large built in wardrobe.

Family Bathroom

Suite comprising of a panel bath, low level w.c and hand wash basin. Part tiled walls and a heated towel rail.

Externally

The grounds are accessed via an electric gate, there is parking for residents. Whilst there is no formal allocated parking, the current owner has been able to park easily for the last 5 years.

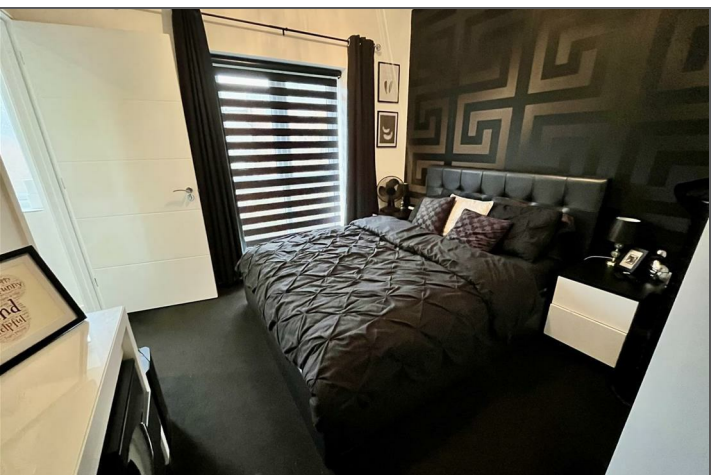
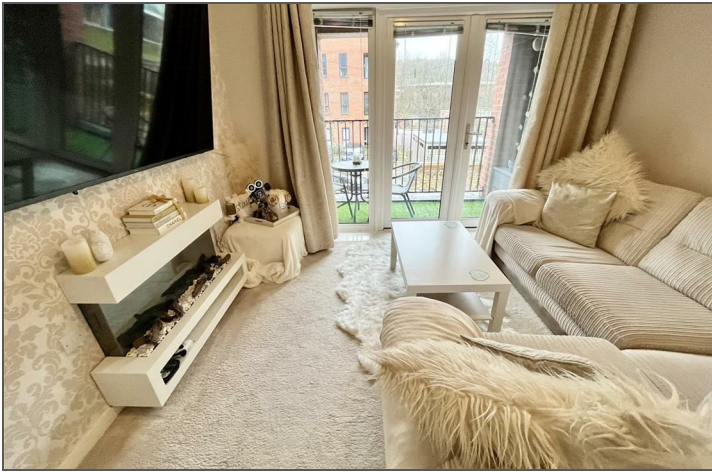
Additional Information

Tenure: Leasehold - 150 years from built in 2020 - £80 per month service charge

Council Tax Band: B

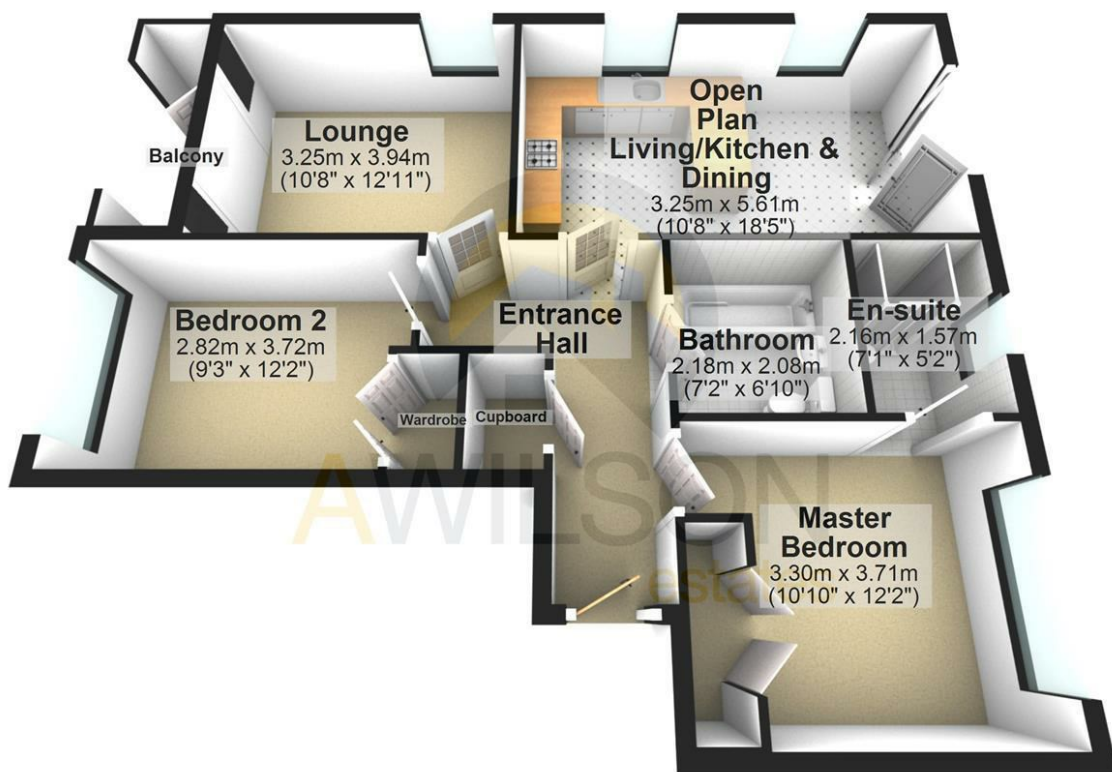
EPC Rating: C

The current owner owns a 45% share and pays a rent of approx £250 per month for the remaining 55% to Mossacre St Vincent Housing Association. You can purchase any denomination up to the full 100% (subject to meeting the criteria of the housing association).





Ground Floor



Total area: approx. 76.9 sq. metres (827.5 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
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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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