

## **9 Millers Wharf Corn Mill Lane, Stalybridge, SK15 2EA**

### **Offers Over £140,000**

A Wilson Estates are delighted to be able to offer for sale this spacious two bedroom apartment in the popular Millers Wharf development - a purpose built apartment block within the heart of the ever popular town of Stalybridge. Sure to appeal to first time buyers and investors alike, this property comes with the added benefit of vacant possession.

Occupying a great position within a self contained block of four apartments, as you approach a set of stone steps lead up to the communal front door which is accessed via a security system. The communal entrance area is bright and welcoming and has the post boxes for all apartments.

Once inside the apartment itself the entrance hallway is spacious and gives a great first impression. The open plan living space is ideal for entertaining and features double doors which open onto a juliet balcony! There are also two bedrooms and a family bathroom.

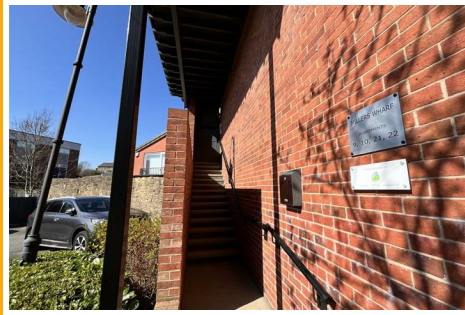
Outside there is a parking space allocated for each apartment and also some visitors spaces.



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## **Communal Entrance**

Post boxes, access to all apartments.

## **Entrance Hallway**

Large built in storage cupboard. Access too all rooms.

## **Open Plan Living Space**

Large picture window & Juliette balcony to the front elevation. This is a great space, perfect for entertaining! The lounge area is spacious and is open to the dining area. There is a step up to the kitchen.

## **Kitchen**

Open to the dining area, fitted with a range of floor and wall mounted units with coordinating worksurfaces over with matching breakfast bar. Built in electric oven, hob and extractor fan above, space for fridge freezer and plumbing for washing machine.

## **Bedroom One**

Window to the front elevation.

## **Bedroom Two**

Window to the front elevation.

## **Bathroom**

Suite comprising of a panel bath and shower over, low level w.c and hand wash basin. Part tiled walls.

## **Externally**

Parking for 1 vehicle and visitor parking.

## **Additional Information**

Tenure: Leasehold 103 years remaining, ground rent £201 per annum, £1934.49 per annum ( can be paid monthly if preferred but current vendor pays annually)

EPC Rating:

Council Tax Band: B









### Ground Floor



Total area: approx. 55.8 sq. metres (600.7 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 <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		

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