



Flat 19 Millers Wharf Apartments Corn Mill Lane, Stalybridge, SK15 2FA £940

A Wilson Estates are delighted to bring to the market this well presented first floor apartment in the heart of Stalybridge. Millers Wharf is a sought after development offering canal views and modern living, and is perfectly placed for for any prospective buyer to benefit from the plentiful amenities and transport links that Stalybridge has to offer.

The apartment comprises of an entrance hall, spacious open plan living room/dining room/kitchen, two bedrooms with ensuite to master, plus bathroom. The apartment also has the added benefit of access to a private balcony area overlooking Stalybridge Canal perfect for a morning coffee watching the canal boats sail by or the evening sunset.

Accessed via Corporation Street, where the building is located directly in front of you. The apartment comes with allocated parking and is accessed via a secure intercom entry system.

The town of Stalybridge has lots to offer from a growing town centre with independent retailers selling a range of goods from fresh local produce to gift shops, bars and bistros. There are also excellent transport links, with Stalybridge train station offering regular services to Manchester and beyond, and motorway links to the M67 and M60 motorways being accessed nearby. Located at the foot of the pennines, prospective buyers can also take advantage of the the opportunity to explore all the green space the

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, Stalybridge, SK15 2EA

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Entrance Hall

Lighting, storage cupboard, with washing machine, vinyl flooring.

Kitchen

Wooden double glazed window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit. Integrated electric oven and hob with extractor over. Freestanding fridge and freezer. Lighting, part tiled walls, blinds and vinyl flooring.

Living Room

Wooden double glazed windows to side and rear elevations. Laminate flooring, electric storage heater and blinds.

Bathroom

Wooden double glazed opaque window to front elevation. Three piece bathroom suite comprising low-level WC hand wash basin and panelled bath. Part tiled walls, heated towel rail, blinds and vinyl flooring.

Bedroom One

Wooden double glazed window to front elevation. Carpet, blinds, lighting and electric storage heater.

En-suite

Shower room comprising low-level WC, hand wash basin and shower cubicle. Part tiled walls, lighting and vinyl flooring.

Bedroom Two

Wooden double glazed window to side

elevation. Lighting, blinds, electric storage heater and carpet.

Externally

Balcony at entrance with canal views. Communal parking area.

Additional Information

Council Tax Band - C

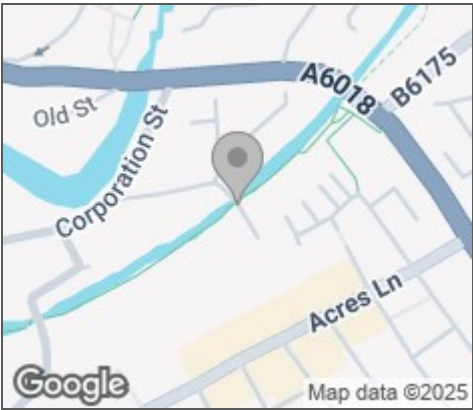
EPC Rating - TBC - in progress

Holding Deposit £216

STRICTLY NO SMOKING POLICIES!

PETS CONSIDERED!





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	

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