



- Modern Ground Floor Flat
- Sought after Location
- Close to Stepping Hill Hospital
- Spacious Accommodation
- Lounge & Kitchen
- Two Beds & Bathroom
- 50% Shared Ownership
- Parking

8 Alderley Court Dialstone Lane
Stockport, SK2 7GA

{£80,000}

A modern ground floor apartment which is offered for sale on a fantastic shared ownership scheme. The price represents a 50% share with an affordable rent and service charge. The flat is situated in popular residential location with easy access to local amenities, Stepping Hill Hospital and transport networks. Offering spacious accommodation comprising communal entrance, hallway, lounge with dining space, kitchen, two bedrooms and bathroom. Electric heating and double glazed throughout. Externally the property benefits from allocated parking, additional visitors space and communal gardens. Viewing imperative to appreciate size and location. Rent, Service charge & insurance £302.59 PCM.

Communal Entrance

Well maintained communal hallway with stairs leading to first floor. Accessed via security intercom.

Entrance Hallway

Lounge 16' 3" x 12' 4" (4.95m x 3.76m)
Spacious lounge with dining space. Wood effect laminate flooring, window to the rear.

Kitchen 11' 7" x 7' 4" (3.54m x 2.24m)
Fitted with base units, wall cupboards and drawers with concealed lighting. Work surface housing sink unit and drainer with tiled splashback and tiled effect flooring. Space for cooker, plumbing for a washing machine and fridge freezer. Window to the front.

Bedroom One 10' 5" x 9' 5" (3.18m x 2.88m)
Window to the rear, storage heater and fitted wardrobes.

Bedroom Two 11' 9" x 6' 4" (3.57m x 1.94m)
Window to the front and storage heater.

Bathroom 11' 7" x 6' 3" (3.53m x 1.90m)
Fitted with suite comprising WC, wash hand basin and a walk in shower. Part tiled walls, electric towel rail and



External

Externally there is allocated and visitors parking.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

Make Your Move

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