



## 52 Stamford Street, Stalybridge, SK15 1LQ Offers in excess of £100,000

\* ATTENTION INVESTORS \*

\* SOLD WITH A TENANT IN SITU \*

An attractive period property which homes this spacious ground floor apartment. A sound investment which is located with access to the town centre and the railway station.

The accommodation briefly consist: Entrance hall, traditional lounge with fireplace, kitchen with access to the rear, two bedrooms and the house bathroom. Storage in the basement and an outside courtyard area.

The current price and rent achieves a yield of 7.8%



**Disclaimer**

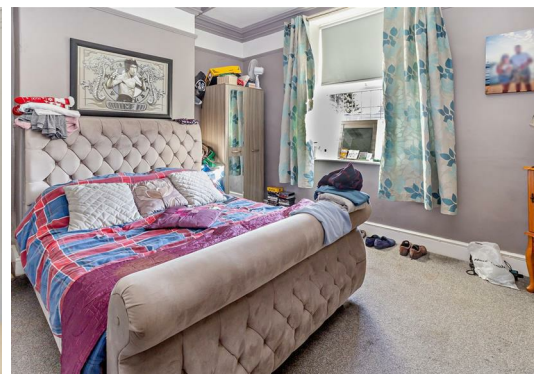
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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**Leasehold info**

We have been advised that 972 years remain on the lease  
 There is a peppercorn ground rent to be paid  
 TO be confirmed through the conveyancing process.

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



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