

MARSH & MARSH PROPERTIES

Apt 3, 1858 Mill, Oldham Road, Ripponden, HX6 4FN

£245,000



**** AN EXECUTIVE NEW MILL CONVERSION WITH THIRTEEN INDIVIDUALLY DESIGNED APARTMENTS**** Apartment Three is on the ground floor with two double bedrooms. Finished off to a high standard and spec, each of the thirteen have top quality fixtures and fittings to further compliment these spacious apartments which are simply un-matched within the local area. Therefore, an internal inspection comes strongly advised to completely appreciate what is on offer. All the apartments are uniquely designed, where some retain original features such as exposed beams and red brick walls. They range from one bedroom apartments to three bedroom duplex and all range in sizes. Again, un-matched within the locality is secure parking to the lower level where there is an option to have your own electric car charger installed and there is access to the lift and staircase. This mill conversion is situated in the much sought after and convenient village of Ripponden, where all local amenities are close by along with easy access to the M62 corridor and Manchester City centre. Sowerby Bridge railway station is only five minute drive away.

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ENTRANCE HALL



A spacious entrance hall with a useful storage cupboard that houses the boiler and provides a space and plumbing for a washing machine. Completing this hallway is a heater, ceiling spotlights, mains smoke alarm and access to a large ceiling storage space via a loft hatch.

LIVING ROOM 4.3 x 8.2m (14'1 x 26'10)



This is a spacious lounge that is open plan with the kitchen and boast dual aspect UPVC windows which provide a pleasant outlook and an abundance of natural light. Finishing the room off to a high spec there is a brushed gold pendant light, an electric wall heater, laminate flooring, TV, and internet points.



KITCHEN



A wide range of wall and base units with handleless doors, provide ample storage space and includes a

breakfast bar. There is a ceramic sink with a mixer tap, an integrated fridge, freezer and dishwasher along with a built-in Bosch electric oven, an induction hob with a downdraft cooker extractor fan.



BEDROOM ONE 2.8 x 4.6m (9'2 x 15'1)



A double room with bedside wall lights, a pendant ceiling light, electric wall heater and a UPVC window with a pleasant view.

BEDROOM TWO 3.0 x 4.6m (9'10 x 15'1)

A double room with bedside wall lights, a pendant ceiling light, electric wall heater and a UPVC window with a pleasant view.

BATHROOM

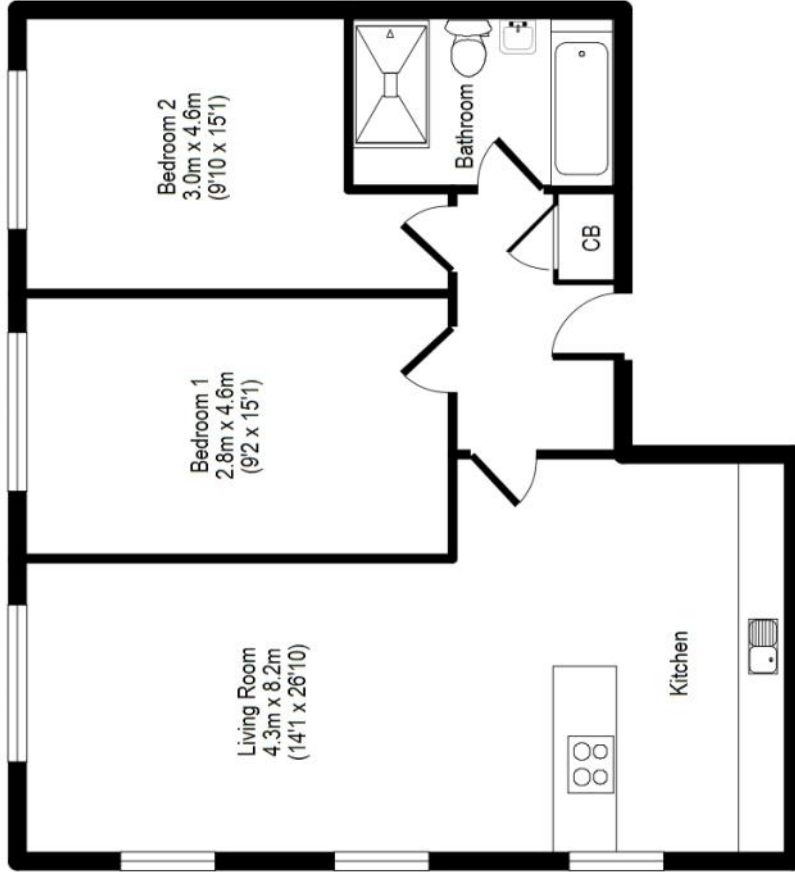


A stylish bathroom suite comprises of a bathtub with a matt black mixer tap, a large, walk-in

shower cubicle with a glass shower screen, matt black handheld, and rainfall power shower. A floating vanity sink unit with a matching mixer tap and a low flush toilet. The walls and floor are tastefully tiled with an inset shelf to the shower area and a large, fitted wall mirror. Completing the room to a high spec are the ceiling spotlights, matt black towel radiator and an extractor fan.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 703 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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