







# ON BEHALF OF THE FIXED CHARGE RECEIVERS 1 BED APARTMENT

Flat 1 Trinity House, 77 Acres Lane,  
Stalybridge SK15 2JR

**OIRO £110,000**

## Property Features

-  Apartment
-  1 shower room
-  488 sq. ft.
-  1 bedroom
-  Convenient location ¼  
mile from town centre  
- what3words:  
count.shark.spite
-  Car Park



LANDWOOD  
GROUP

## CONTACTS

**James Ashworth**

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com



## Flat 1 Trinity House, 77 Acres Lane, Stalybridge SK15 2JR

### DESCRIPTION

The property comprises a one bedroom ground floor apartment, within a converted older Victorian period building now comprising seven apartments. The accommodation comprises a hallway, lounge, kitchen, bedroom, shower room and a storage cupboard. Externally there is a residents and visitors car park. The property has gas central heating, wooden laminate floors, recessed inset lighting and neutral white decor and should appeal to both first time buyers and investors alike.



**COMMUNAL ENTRANCE**



**KITCHEN**



**BEDROOM**



**LOUNGE**



**SHOWER ROOM**



**COMMUNAL HALLWAY**

# Settle into Your SURROUNDINGS

## LOCATION

The property lies in a convenient location just minutes walk from the town centre and within a couple of hundred yards of a Tesco Superstore. Local bus routes can be accessed from both Mottram Road and Acres Lane and the railway station is within ½ mile. Travel time by train to Manchester is typically 15 minutes.

Stalybridge lies on the edge of the Peak District, approximately 8 miles to the east of Manchester city centre. The town offers a full range of retail and leisure amenities and nearby are Cheetham Park and Gorse Hall Country Park.



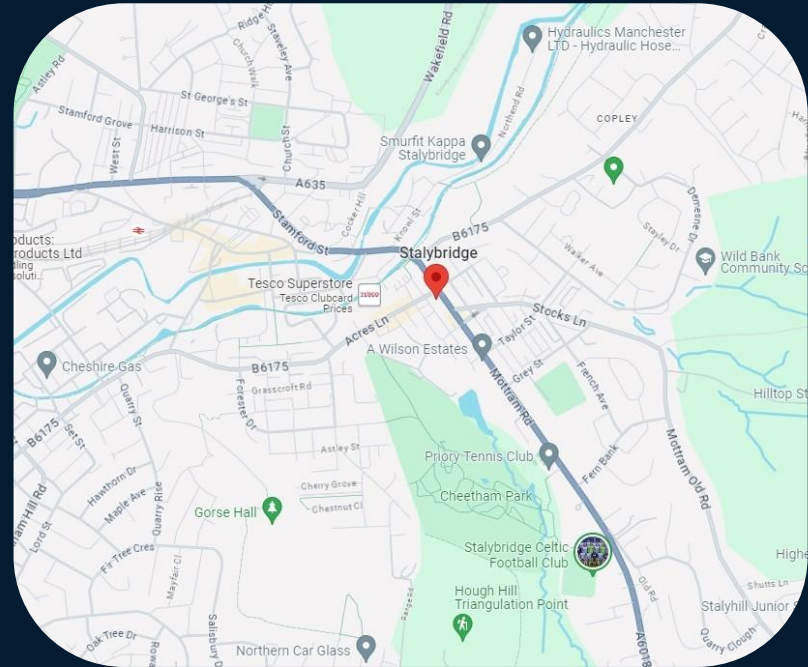
## JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate, Manchester,  
M3 2BW



## TENURE INFORMATION

The property is held by way of a leasehold title, under title number GM926423. The term is 999 years from 1st December 2002 at a ground rent of £10 per annum. Service Charge/Maintenance Charges TBC.

## ACCOMMODATION

Gross internal Area: 488 sq. ft (45.3 sq.m)

Entrance Hallway

Lounge: 4.96m x 4.15m (16'3" x 13'7") plus bay window

Kitchen: 2.50m x 2.28m (8'2" x 7'6") - max dimensions

Bedroom: 3.90m x 3.71m (12'9" x 12'2")

Storage cupboard

Shower room

## OUTSIDE

At the front of the property is a garden predominantly laid to lawn, a driveway and at the rear is a patio paved area, the garage and workshop and a further lawned area.

## EPC

Energy Asset rating is D.

## Council Tax

Band A – Annual Charge for 2024/2025 will be £1,460.23.

## PRICE

Offers in the region of £110,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

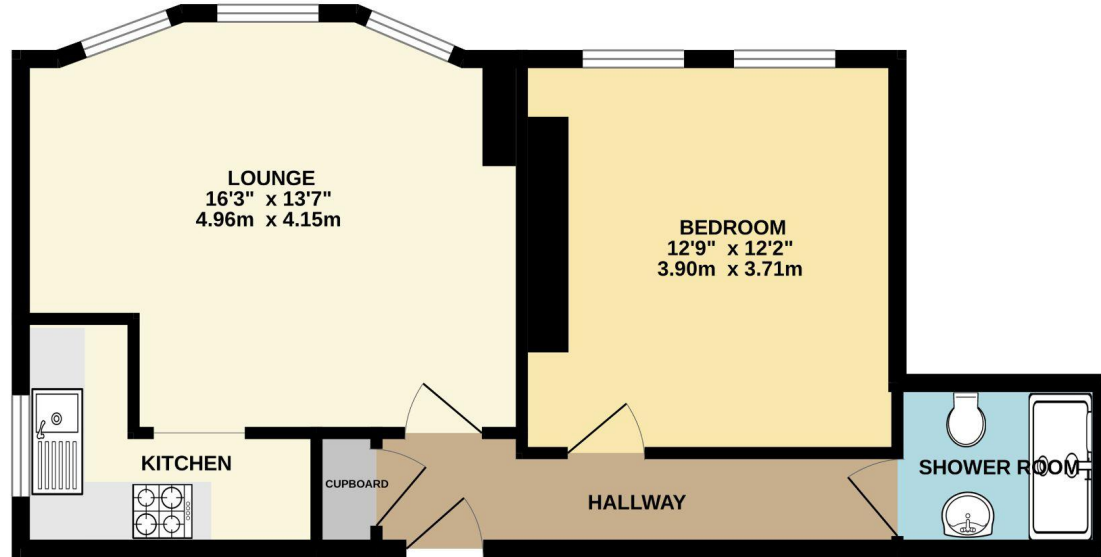
## VIEWINGS

Strictly by appointment.

## VIDEO WALK THROUGH

<https://youtu.be/T0ksGrguP0>

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.