



307 Pattern House Castle Street, Stalybridge

Stalybridge



£169,950

Alex Jones.
Estate Agents

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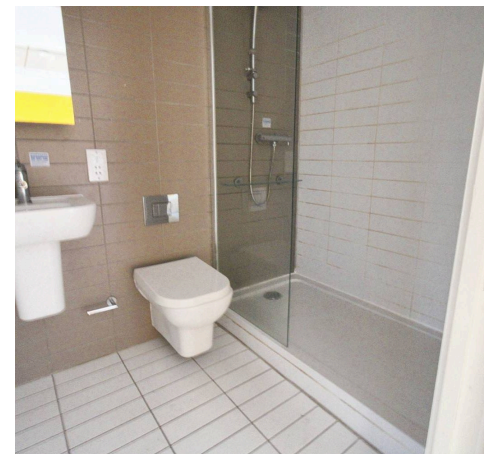
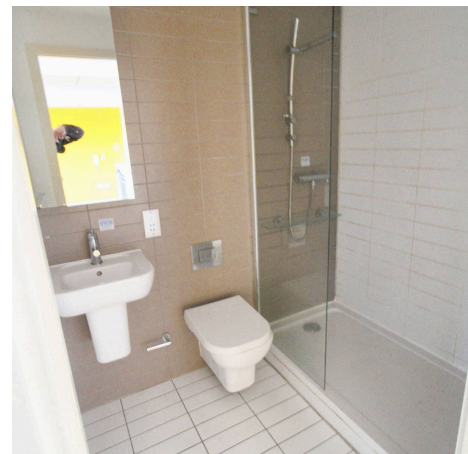
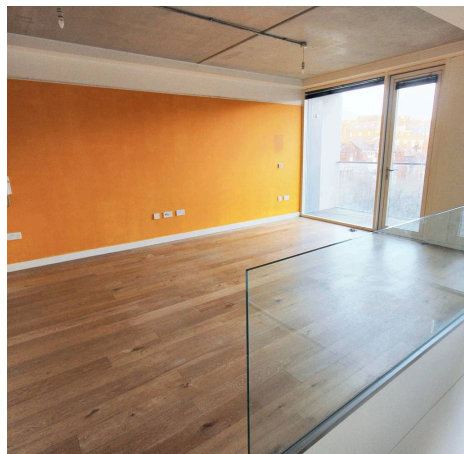
Stalybridge, Stalybridge

Welcome to this charming 2 bedroom duplex apartment located in the sought-after central Stalybridge. This gem of a property offers a unique layout that you won't find anywhere else. As you step inside, you're greeted by a spacious open-plan kitchen/living area that is perfect for entertaining guests or simply relaxing after a long day. The kitchen is modern and well-equipped, making it a joy to whip up your favourite meals while socialising with your loved ones. The living area is bright and inviting, with plenty of space to unwind and kick back. 150 YEARS FROM 1 JAN 2008 GROUND RENT £250 EACH YEAR Service charge for the period 01/10/2024 to 25/12/2024 = £908.07. One of the standout features of this apartment is the two balconies that offer stunning views of the surrounding neighbourhood. Imagine enjoying your morning coffee or evening cocktail while soaking in the sights and sounds of city life. Whether you prefer a quiet moment alone or hosting a small gathering, these balconies provide the perfect setting for any occasion. The two bedrooms in this apartment are both cosy and comfortable, providing the ideal retreat for a good night's sleep. The master bedroom boasts an en suite bathroom for added convenience and privacy. With plenty of natural light and ample storage space, these bedrooms are the perfect place to unwind and recharge. This property is perfect for those who appreciate the convenience of city living without sacrificing comfort and style. The central location means that you're just a stone's throw away from a wide range of shops, restaurants, cafes, and entertainment options.

Council Tax band: C

Tenure: Leasehold

- TWO BEDROOM DUPLEX APARTMENT
- SOUGHT AFTER CENTRAL STALYBRIDGE LOCATION
- OPEN PLAN KITCHEN/LIVING
- TWO BALCONIES



COMMUNAL ENTRANCE

Electronic front door with intercom, post boxes, stairs to all floors, lift to all floors, entrance to under ground car park

LOUNGE/KITCHEN/DINING

23' 4" x 65' 11" (7.11m x 20.10m)

An open living and kitchen/dining area with two double glazed windows and door leading to balcony, a contemporary fitted kitchen comprising of a single drainer sink unit with mixer taps plus a range of fitted base units incorporating cupboards and drawers with work surfaces over and matching wall mounted cupboards, built in fridge/freezer, four ring electric hob and built in oven and integrated dishwasher, oak flooring, downlights, under floor heating and stairs down to the master bedroom

FAMILY BATHROOM

A three piece suite comprising of a low level WC, pedestal wash hand basin, shower cubicle, tiled walls and flooring, shaver point, fully tiled walls and flooring and storage cupboard with plumbing for automatic washing machine

BEDROOM TWO

36' 9" x 27' 11" (11.20m x 8.50m)

Double glazed door to the side and oak flooring

STAIRS TO LOWER FLOOR

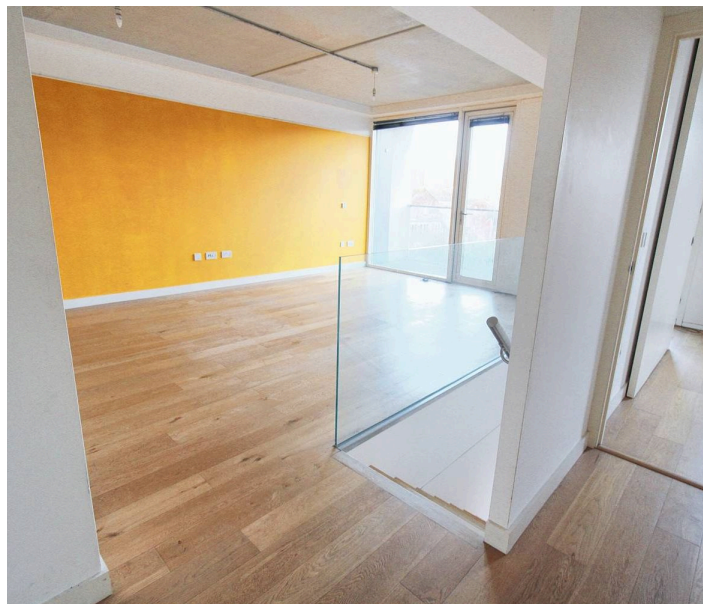
BEDROOM ONE

42' 8" x 39' 1" (13.00m x 11.90m)

Double glazed window and door leading to balcony and oak flooring

EN SUITE TO MASTER

A three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath with shower over, tiled walls and flooring and storage cupboard





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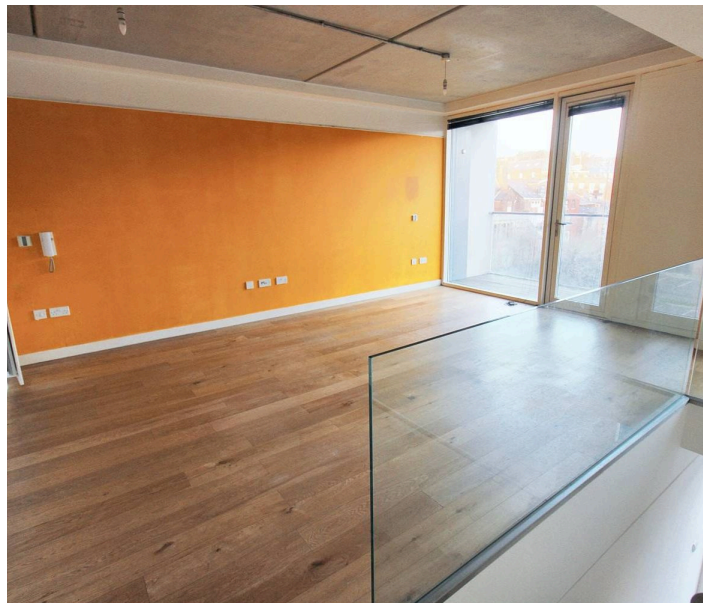
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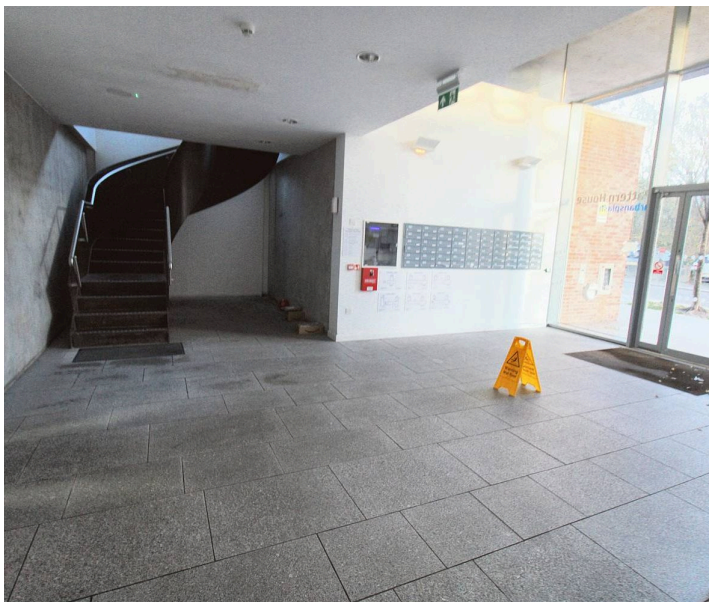
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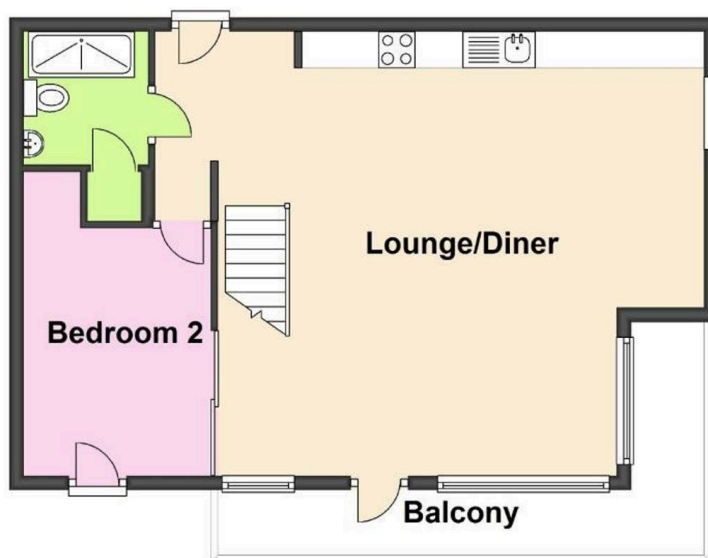
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Basement



Ground Floor





Alex Jones Estate Agents

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