



Warrington Street, , Stalybridge, SK15 2HA

- Top Floor Apartment
- 9 Miles From Manchester City Centre
- No Onward Chain
- Buyers Fees Apply
- Highly Sought After Development
- Ideal Investment - £950+ PCM Rental Income
- Sold Via Modern Auction
- Subject To Reserve

Guide Price £95,000



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DESCRIPTION

Situated on the highly popular Gladstone Mill development, this two bedroom top floor apartment offers an excellent home for a variety of buyers. Those looking to start or expand their rental port-folio would expect to achieve £950 PCM. Equally first time buyers or anyone downsizing should take a keen look at this.

The apartment comprises; entrance hall, open plan lounge/kitchen, two double bedrooms, master en-suite shower room and a main bathroom. Located on the top floor the property has a lovely outlook to rolling hills and benefits from a lift access. Externally, the apartment benefits from private parking and well kept communal gardens.

Gladstone Mill is located in the heart of Stalybridge, the property is ideally placed for easy access to a wide range of amenities including shops, bars, restaurants, and leisure facilities, with excellent transport links just moments away — including the nearby railway station offering regular services to Manchester and beyond, as well as a major bus station.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

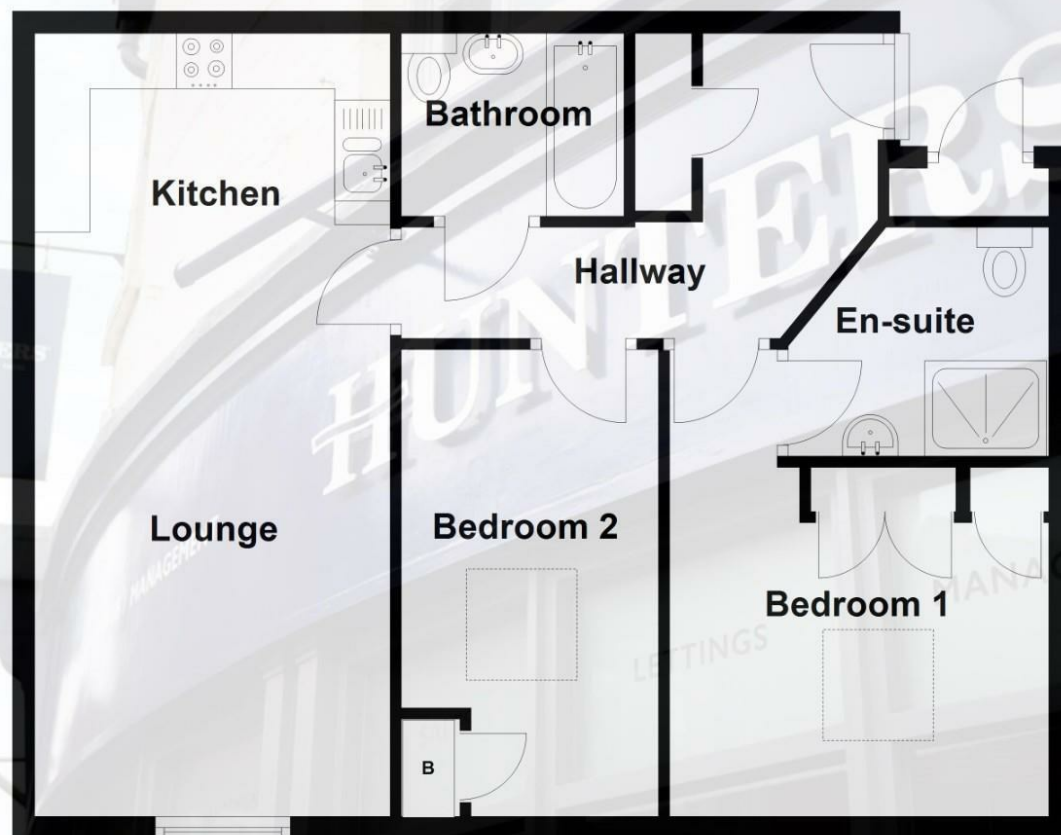
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.





Top Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 62.9 sq. metres (677.4 sq. feet)

Viewings

Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.