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The Mill,, Castle Street, Stalybridge, SK15 1AS

This superbly presented Urban Splash Apartment occupies one of the best positions on the development and retains much of its inherent charm and character. The property has recently undergone a refurbishment programme and only an internal inspection will reveal the quality of accommodation on offer.

The Urban Splash Longlands Mill is well positioned for local amenities available in Stalybridge town centre and for commuters there are excellent links into Manchester City Centre by the Town's bus and train stations.

Price £175,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



The Mill,, Castle Street, Stalybridge, SK15 1AS

- Stunning Urban Splash Apartment
- Well Proportioned 2 Bedroom Accommodation
- Delightful Riverside Position
- First Class Order Throughout
- Internal Inspection Essential
- Urban Splash Grade II Conversion
- Stylishly Presented Throughout
- Convenient for all Local Amenities

Contd...

The property briefly comprises:

Entrance Hallway, stunning lounge with picture window, wrap around Kitchen/Dining Area with modern fittings and integrated appliances, two double Bedrooms (Master having shower cubicle, Bathroom/WC with modern white suite.

The property benefits from under floor heating throughout.

The Accommodation in Detail:

Entrance Hallway

Hot water cylinder cupboard and built-in storage cupboard, plumbed for automatic washing machine, wooden flooring

Lounge

15'9 x 12'10 (4.80m x 3.91m)

Wood flooring, double glazed picture window, two double glazed windows, recessed spotlights

Kitchen/Dining Area

15'10 x 10'9 (4.83m x 3.28m)

Single drainer circular stainless steel floor mounted units, integrated oven, four ring ceramic hob with extractor over, integrated fridge/freezer, wooden flooring, double glazed picture window, plus further two double glazed windows

Bedroom (1)

11'11 x 10'10 (3.63m x 3.30m)

Wooden flooring, double glazed window, shower cubicle

Bedroom (2)

12'7 reducing to 10'8 x 10'11 reducing to 5'5 (3.84m reducing to 3.25m x 3.33m reducing to 1.65m)

Laminate flooring, double glazed window

Bathroom/WC

9'2 x 5'7 (2.79m x 1.70m)

Panel bath with shower over, half pedestal wash hand basin, low level

WC, tiled floor, part tiled walls, heated chrome towel rail/radiator.

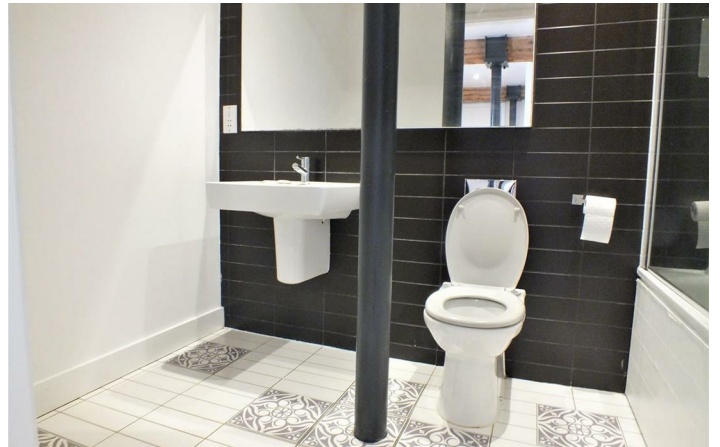
Externally:

Communal Court Yard and Gardens

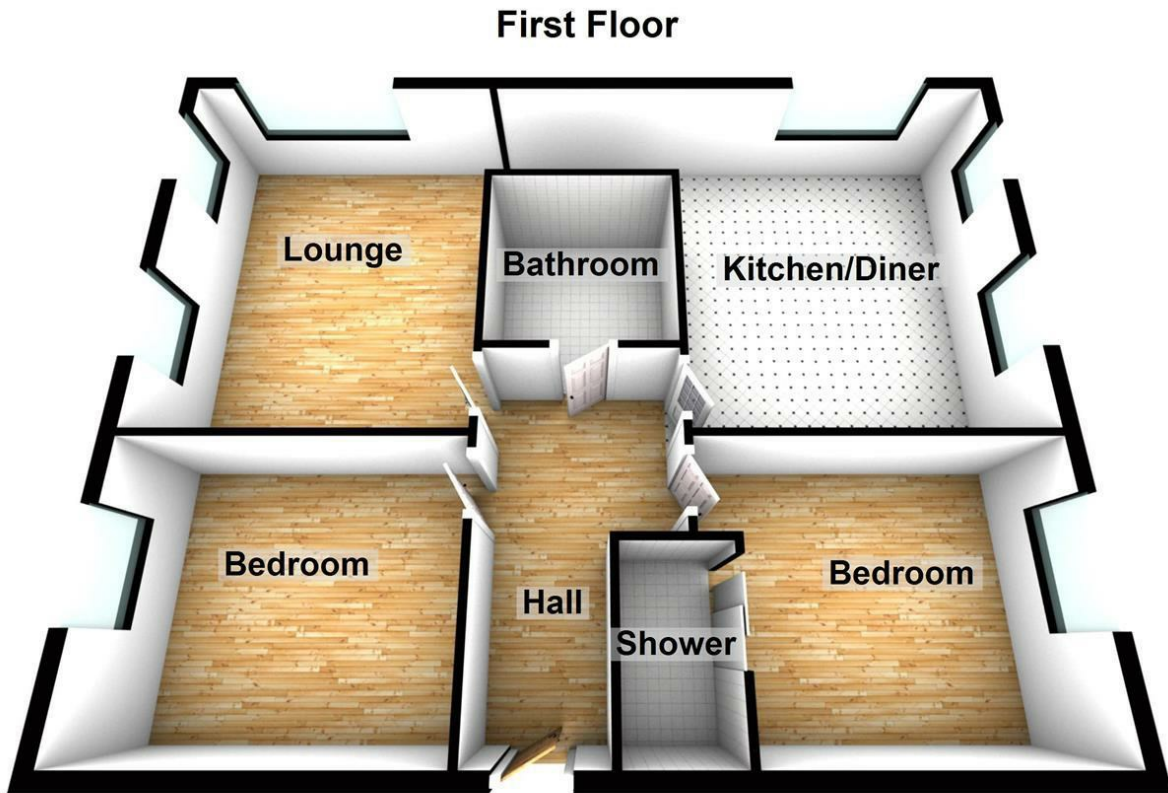
Terrace overlooking the River Tame.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B			(91-91) B	
(69-80) C			(89-89) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC
		79		