

# W.C. DAWSON & SON LIMITED

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## Knowl Street, Stalybridge, SK15 3AX

Situated within easy reach Stalybridge town centre with all of its associated amenities, this modern purpose-built, top-floor apartment comes onto the market in excellent decorative order throughout boasting well-proportioned accommodation and offered for sale with No Forward Vendor Chain. Ideally suited to first-time buyers or buy-to-let investors. Interested parties are urged to view the property at their earliest convenience.

**Offers Over £110,000**



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



# Knowl Street, Stalybridge, SK15 3AX

- Purpose-built Modern To-Floor Apartment
- Riverside Location
- Close to Stalybridge's Amenities
- Well-Proportioned Two-Bedroomed Accommodation
- Communal Gardens
- Allocated Car Parking Space
- No Forward Vendor Chain
- Excellent Commuter Links
- Internal Inspection Highly Recommended

## The Accommodation Briefly Comprises:

Communal entrance hallway and stairwell, entrance hallway to the apartment, living room open to the modern fitted kitchen with built-in appliances, Juliet balcony to the living area, two well-proportioned bedrooms, bathroom/WC with modern white suite.

Externally, there is an allocated car parking space within a gated car park. To the rear of the property there are good size lawned communal gardens.

Stalybridge town centre is within easy reach and provides excellent commuter links via its train and bus stations. The town centre has a variety of amenities and bars/restaurants.

## The Accommodation in Detail Comprises:

### Apartment

### COMMUNAL ENTRANCE HALLWAY AND STAIRWELL

### APARTMENT ITSELF

### Entrance Hallway

Loft access.

### Living Room/Kitchen

18'0 x 11'8 (5.49m x 3.56m)

One and a half bowl single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, stainless steel oven, four-ring ceramic hob with stainless back plate and chimney hood, part tiled, recess spotlights, two uPVC double-glazed windows, uPVC double-glazed French doors with Juliet balcony, electric storage heater.

### Bedroom 1

13'11 x 9'1 (4.24m x 2.77m)

uPVC double-glazed window, hot water cylinder cupboard, recess spotlights, electric storage heater.

### Bedroom 2

10'7 x 7'9 (3.23m x 2.36m)

uPVC double-glazed window, recess spotlights, electric storage heater.

### Bathroom/WC

6'5 x 5'9 (1.96m x 1.75m)

Modern white suite having panelled bath with shower over, half pedestal wash hand basin, low-level WC, fully tiled, tiled floor.

### EXTERNALLY

There is an allocated car parking space within a gated car park.

To the rear of the property there is a good size lawned communal garden area.

### TENURE

Tenure of the property is Leasehold - Solicitors to confirm.

### GROUND RENT

Ground Rent is £390 per annum

### SERVICE CHARGE

Currently £70 pcm.

### COUNCIL TAX

Council Tax Band "B".

### VIEWINGS

Strictly by appointment with the Agents.

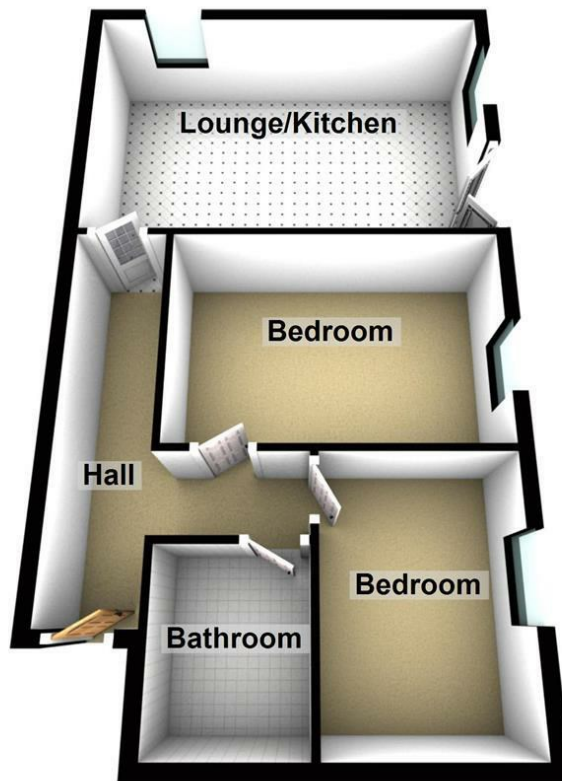


### Directions



# Floor Plan

## Second Floor



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 <sub>2</sub> ) Rating |   |                         |  |
|---|-------------------------|--|---|-------------------------|--|
|   | Current                 | Potential                                      | Current   | Potential               |  |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |  |
| (92 plus) <b>A</b>                          |                         |  | (91-91) <b>A</b>  |                         |  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |  |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |  |
|   | 73                      | 77   |   |                         |  |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |