

# DAWSONS

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## Knowl Street, Stalybridge, SK15 3AX

Dawsons are pleased to welcome to the market this top floor apartment. Having recently undergone an improvement programme, this two double-bedroomed, top floor purpose-built apartment is situated within easy reach of Stalybridge town centre and enjoys excellent commuter links. Allocated parking space. \* Viewing highly recommended \*

**Price £120,000**



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



# Knowl Street, Stalybridge, SK15 3AX

- Top Floor Apartment In Three-Storey Purpose-Built Block
- Allocated Space Within Gated Car Park
- Excellent Commuter Links
- Contemporary Modern Decoration Throughout
- Move-In Condition
- All Amenities Close To Hand
- Modern Kitchen And Bathroom
- Situated Close To Stalybridge Town Centre
- Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Communal entrance hallway and stairwell.

The Apartment has an entrance hallway, living space with Juliette balcony. The living space is open to the kitchen area which has modern units and integrated appliances. There are two well proportioned bedrooms and a bathroom/WC with modern white suite.

Externally, there are communal gardens and an a front gated car park with an allocated car parking space.

The property is situated on the fringe of Stalybridge town centre where a range of shopping and recreational amenities can be found. The town centre's bus and train stations provide excellent commuter links to Manchester City Centre. There are pleasant canal side walks in the immediate vicinity.

## The Accommodation In Detail

### Comprises:

### Living Room/Kitchen

20'6 x 9'4 (6.25m x 2.84m)

uPVC double-glazed French doors with Juliette balcony, two uPVC double-glazed windows, one and a half bowl single drainer stainless steel sink unit, a range of modern wall and floor mounted units, built-in stainless steel oven with four-ring ceramic hob having stainless steel backplate and extractor, modern electric heater and recess spotlights.

### Bedroom 1

15'10 x 7'10 (4.83m x 2.39m)

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

### Bedroom 2

9'10" x 9'8" plus door alcove of 5'10" x 3'6" (3.00m x 2.95m plus door alcove of 1.78m x 1.07m)

uPVC double-glazed window, modern electric radiator, recessed spotlights.

### Bathroom/WC

5'8 x 5'7 (1.73m x 1.70m)

Modern white suite having panel bath with shower over, half pedestal wash hand

basin, low-level WC, recess spotlights, fully tiled.

### EXTERNALLY

There are communal lawned gardens to the rear of the apartment block.

To the front of the purpose-built scheme there is a gated car parking area within which there is an allocated car parking space for the subject apartment.

### TENURE

Tenure of the property is Leasehold. Solicitors to confirm.

### SERVICE CHARGE

The Service Charge is £70 pcm - Solicitors to confirm.

### GROUND RENT

Ground Rent is £250.00 pa - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "B".

### VIEWINGS

Strictly by appointment with the Agents.



## 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 <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	79
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