

DAWSONS

Property Professionals since 1925

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Warrington Street, Stalybridge, SK15 2HA

Dawsons are pleased to offer for sale, this stylishly presented top floor, two-bedroomed, two-bathroom apartment comes onto the market in excellent decorative order and is offered for sale with No Forward Vendor Chain. Lifts to all floors.

The property is situated on the fringe of Stalybridge town centre and benefits from its amenities and excellent commuter links.

Price £135,000



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



Warrington Street, Stalybridge, SK15 2HA

- Top Floor Modern Apartment
- Gas-Fired Central Heating
- Lift To All Floors and Allocated Car Parking Space
- Internal Inspection Highly Recommended
- Two Double Bedrooms, Master having En-suite
- Good Decorative Order
- Excellent Commuter Links and Well Placed For All Local Amenities.
- uPVC Double-Glazed Windows/Timber Double-Glazed Velux Windows
- Good Size Living Room Open To Modern Kitchen With Integrated Appliances
- No Forward Vendor Chain

The Accommodation Briefly

Comprises:

Entrance foyer, entrance staircase/lifts.

Apartment entrance hallway, built-in storage access.

cupboard, living room open to the kitchen, two double-bedrooms - Master having en-suite shower room, separate bathroom/WC.

Externally, there is an allocated car parking space and there are communal gardens.

The property is situated within close proximity to Stalybridge town centre which offers a range of shopping and recreational amenities. Tesco Superstore is also immediately to hand. The town centre's bus and train stations provide excellent commuter links to both Manchester City Centre and Leeds City Centre as well as the neighbouring towns and villages.

The Accommodation In Detail

Comprises:

ENTRANCE FOYER

Stairwell/lifts.

APARTMENT

Entrance Hallway

Laminate flooring, built-in storage cupboard, entry phone system, recess spotlights, central heating radiator, loft

Living Room

23'2 x 11'7 reducing to 10'5 (7.06m x 3.53m reducing to 3.18m)

Open to the kitchen. Laminate flooring, double-glazed Velux window, central heating radiator.

Kitchen Area

Single drainer stainless steel sink unit, a range of wall and floor mounted units, built-in stainless steel oven, four-ring ceramic hob, stainless steel backplate and chimney hood, plumbing for automatic washing machine and dryer, recess spotlights, central heating radiator.

Bedroom 1

12'10 x 11'9 plus door recess (3.91m x 3.58m plus door recess)
uPVC double-glazed window, central heating radiator, built-in central heating boiler/storage cupboard.

En-Suite

Modern white suite having shower cubicle,

pedestal wash hand basin, low-level WC, part-tiled tiled floor, recess spotlights, central heating radiator.

Bedroom 2

13'0 x 7'7 (3.96m x 2.31m)

Double-glazed Velux window, central heating radiator.

Bathroom/WC

Modern white suite having panelled bath, pedestal wash hand basin, low-level WC, part-tiled, recess spotlights, central heating radiator.

EXTERNALLY

One allocated car parking space and communal gardens.

TENURE

Tenure of the property is Leasehold - Solicitors to confirm.

GROUND RENT

Ground Rent is £175.00 per annum.

SERVICE CHARGE

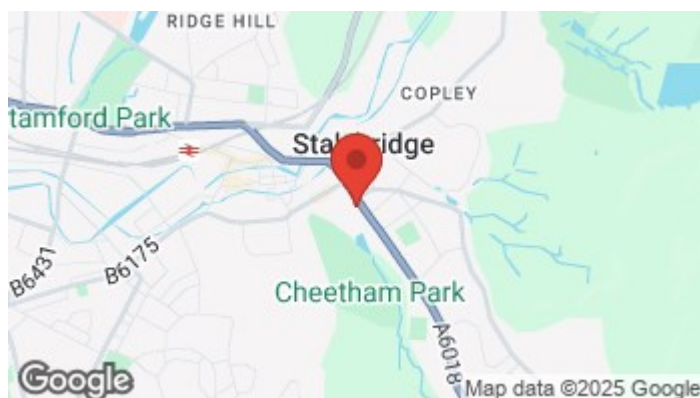
The Service Charge is £188.00 pcm.

COUNCIL TAX

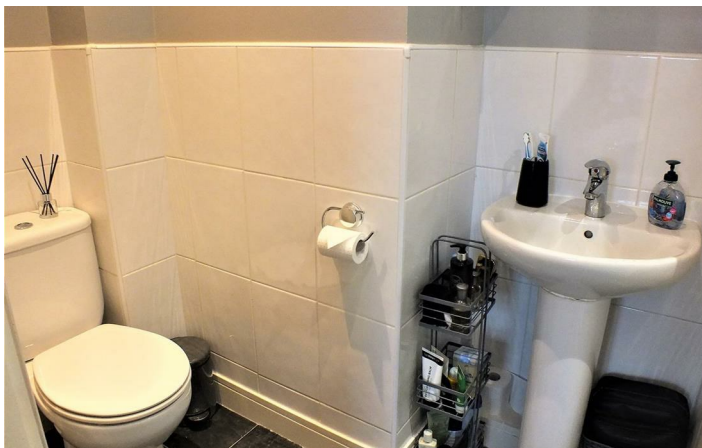
Council Tax Band "B".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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