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Gladstone Mill, Warrington Street, Stalybridge, SK15 2HA

This well presented two bedroom, two bathroom apartment is located on the second floor of this popular development and is within close proximity of Stalybridge town centre with its associated amenities and excellent commuter links and suited to a wide variety of prospective purchasers.

The property comes onto the market in excellent condition throughout and boasts two well proportioned bedrooms, the master bedroom having an en-suite shower room.

Offered for sale with No Forward Vendor Chain, we would recommend interested parties view the property at their earliest convenience.

Offers Over £140,000

Gladstone Mill, Warrington Street, Stalybridge, SK15 2HA

- Well Presented Modern Second Floor Apartment
- Excellent Commuter Links
- Allocated Car Parking Space
- Internal Inspection Highly Recommended
- Two Well Proportioned Bedroom - Master With En-Suite
- Open Plan Living Space
- No Onward Chain
- Well Placed For All Local Amenities
- Lift Access
- Walking Distance to the Town Centre

The Accommodation Briefly

Comprises:

Communal entrance foyer with stair and lift radiator access.

To the apartment there is an entrance hallway, good size living room open to the modern kitchen with integrated appliances, two well proportioned bedrooms - master having en-suite, further bathroom/WC.

Externally, there is one designated car parking space close to the apartment block's main entrance.

This popular development on the fringe of Stalybridge town centre provides good access to all the amenities as well as excellent commuter links via the town centre's bus and train stations.

The Accommodation In Detail

Comprises:

COMMUNAL ENTRANCE

Intercom system.

APARTMENT

Entrance Hallway

Built-in storage cupboard, central heating

Living Room

23'1 x 10'3 (7.04m x 3.12m)

Including the kitchen area with uPVC double-glazed window, two central heating radiators.

Kitchen Area

The kitchen area has a single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in stainless-steel oven, four-ring ceramic hob with stainless-steel chimney hood over, part tiled, plumbing for automatic washing machine, integrated fridge and freezer.

Bedroom 1

10'11 x 9'11 plus door recess (3.33m x 3.02m plus door recess)

uPVC double glazed window, radiator, fitted wardrobe, door to en-suite.

En-Suite

Fitted with a three piece suite comprising enclosed shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, radiator.

Bedroom 2

13 x 7'6 (3.96m x 2.29m)

uPVC double glazed window, radiator, fitted wardrobe and a built in storage/boiler cupboard.

Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, part tiled walls.

EXTERNAL

There is one allocated car parking space within the communal car park to the front of the development.

TENURE

Tenure is Leasehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "B".

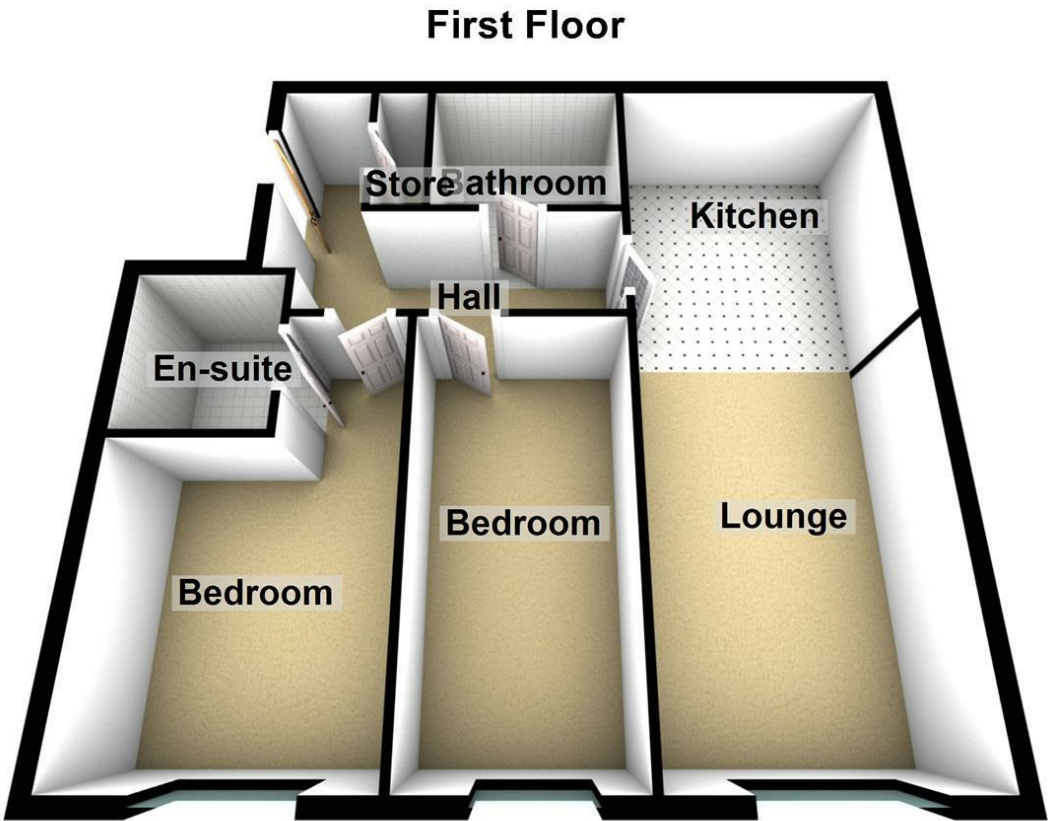
VIEWINGS

Strictly by appointment with the Agents.



Directions





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 firms 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	
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>		82	83	<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			