



Regency Court  
Stalybridge, SK15 2AD

Offers in the region of £105,000



There's no agent like home

# Regency Court, Stalybridge, SK15 2AD

. \*\*\*\* NO CHAIN\*\*\*\*

Offered for sale is this charming second-floor apartment situated in the heart of Stalybridge, offering convenient access to the nearby train station and a myriad of amenities. This property boasts two spacious double bedrooms, making it ideal for individuals, couples, or small families. One of the key highlights of this property is the absence of a vendor chain, streamlining the purchasing process for potential buyers.

## Hallway

Doors leading to:

### Lounge 17'6" x 10'1" (5.33m x 3.08m)

Electric wall mounted heater, double glazed French doors leading out to Juliette balcony, open plan to:

### Kitchen 8'0" x 7'6" (2.45m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front.

### Bedroom 1 15'4" x 8'5" (4.68m x 2.56m)

Double glazed window to side, electric wall mounted heater.

### Bedroom 2 13'9" x 7'4" (4.20m x 2.24m)

Double glazed window to front, electric wall mounted heater.

### Bathroom 5'5" x 7'6" (1.65m x 2.29m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls.

## OUTSIDE

Communal front door, lobby, intercom, lift and stairs.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any

equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

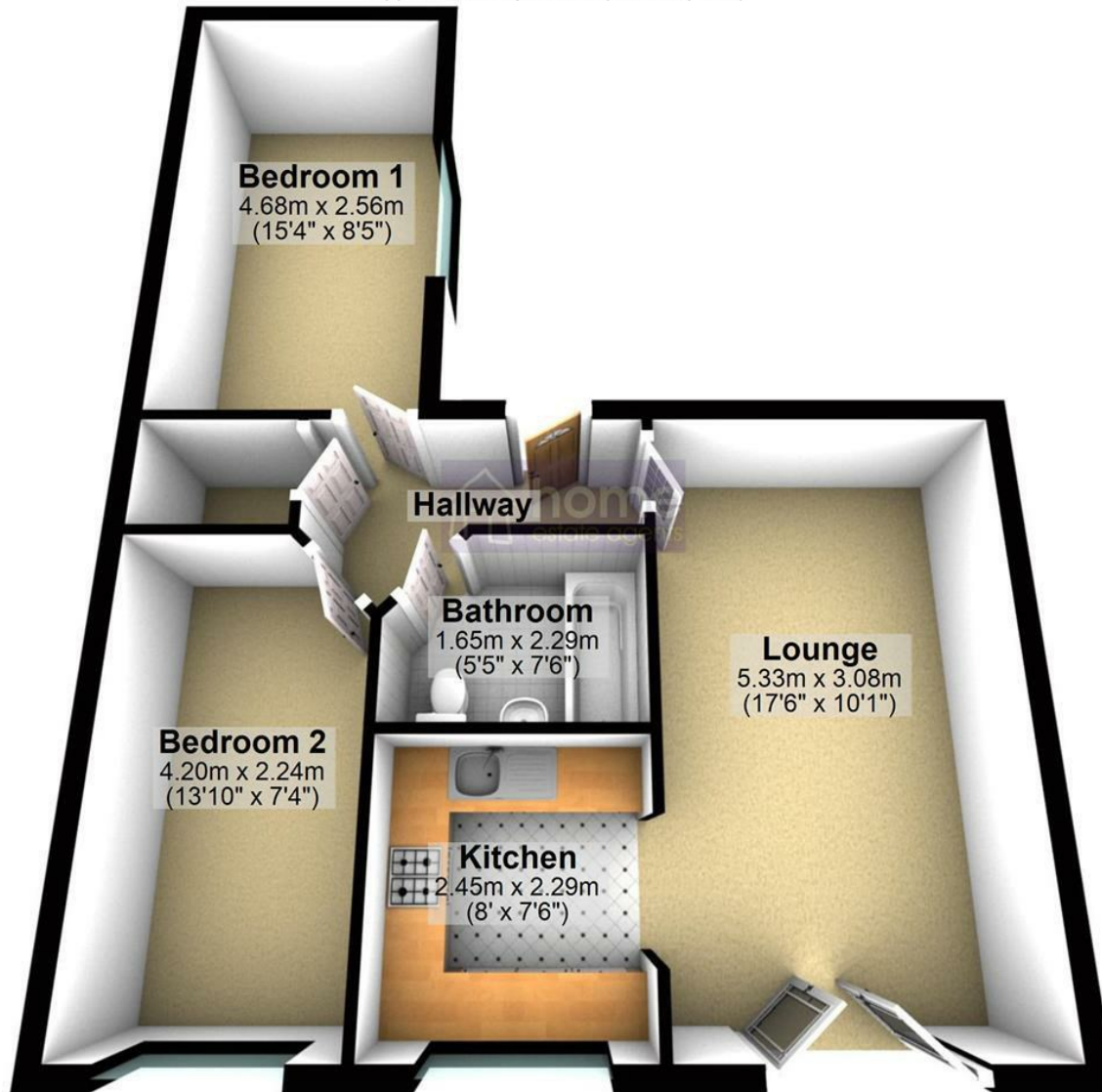
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)




## Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 53.9 sq. metres (580.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 