



Bramble Court
Stalybridge, SK15 3BH

Offers over £96,000



There's no agent like home

Bramble Court, Stalybridge, SK15 3BH

****CASH BUYERS ONLY****

Impeccably presented two bedroom apartment boasting an inviting open-plan living area enhanced by a charming Juliette balcony and seamlessly blends with a fully fitted kitchen. The apartment boasts two generously sized bedrooms, providing ample space for rest and rejuvenation. The four-piece bathroom is a luxurious retreat, offering both style and comfort.

Situated in the highly sought-after Bramble Court development, nestled in the charming village of Millbrook, nature enthusiasts will appreciate the proximity to country walks, allowing residents to explore the scenic landscapes and tranquil surroundings. This property is just a stone's throw away from Stalybridge Town Centre, ensuring convenient access to a plethora of amenities. Transportation is a breeze with well-connected bus and train routes, as well as nearby motorway access, facilitating hassle-free commuting for professionals and adventurers alike. Families will appreciate the proximity to reputable schools, ensuring quality

Communal Entrance

Door entry system.

Hall

Door to storage cupboard, doors leading to:

Open Plan Living 19'3" x 15'6" (5.87m x 4.73m)

Kitchen area fitted with a matching range of base and eye level units with worktop space over inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated washing machine, two electric radiators, double glazed French doors leading out to Juliette balcony.

Bedroom 1 11'2" x 10'0" (3.40m x 3.04m)

Double glazed window to front, electric radiator.

Bedroom 2 9'10" x 7'10" (3.00m x 2.39m)

Double glazed window to front, electric radiator.

Bathroom 7'9" x 8'0" (2.37m x 2.44m)

Four piece suite comprising panelled bath with hand shower attachment, wash hand basin, tiled shower enclosure and low-level WC, half tiled walls, heated towel radiator.

Outside

Externally the property has parking to the front and communal garden areas. There is also visitors parking bays.

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.

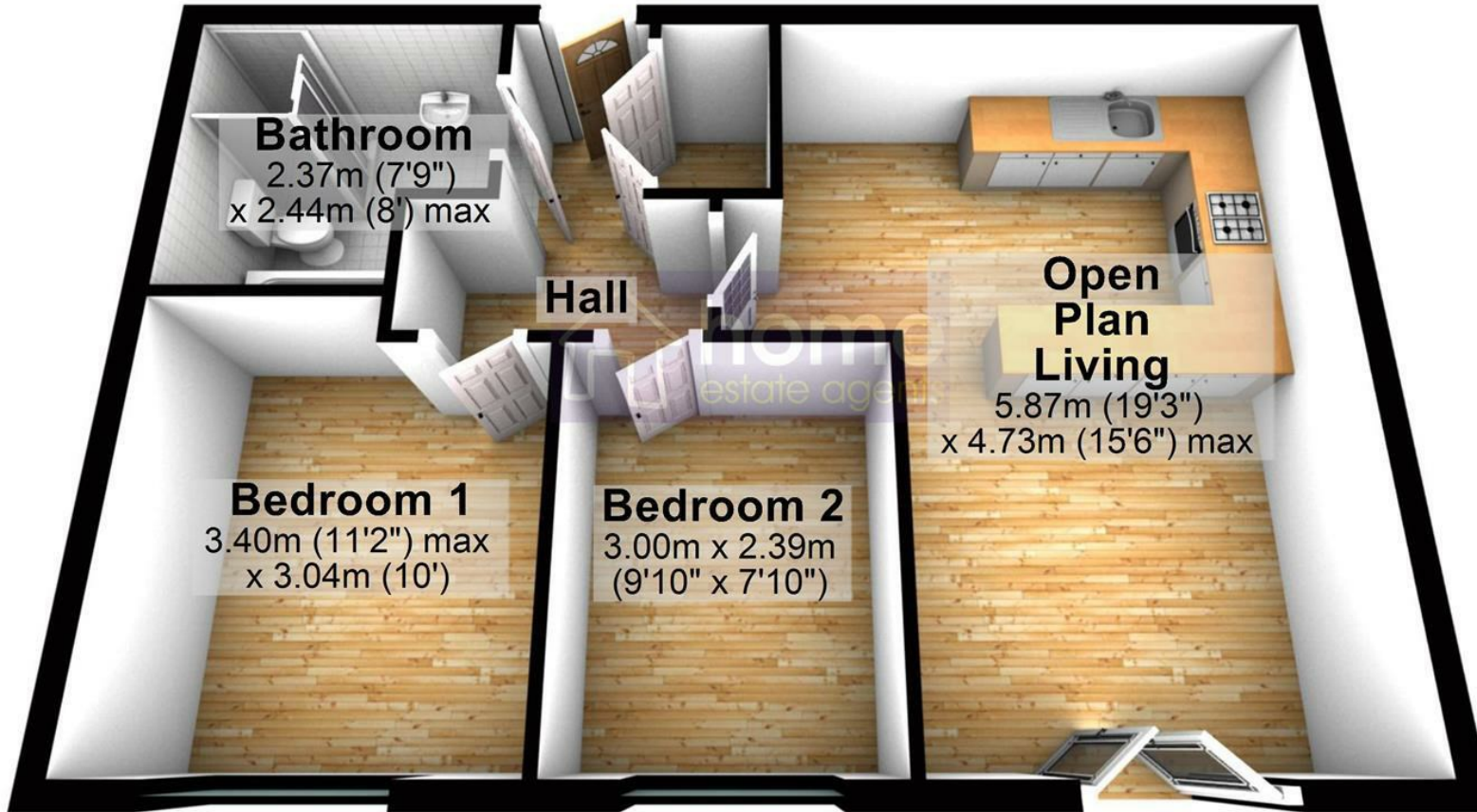
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

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Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

