



Castle Street
Stalybridge, SK15 1AP

Offers over £120,000



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This one-bedroom, fourth-floor apartment is situated in the heart of Stalybridge, offering the perfect blend of convenience and modern living. Within walking distance, you'll find an array of shops, restaurants, and the Stalybridge Train Station, making it an ideal location for both daily necessities and easy commuting.

The apartment is part of the Pattern House development, beautifully positioned on the bank of the River Tame, providing a picturesque environment. Inside, the apartment boasts a spacious and well-planned layout. The open-plan living room and kitchen area is designed for contemporary living, with ample space for both relaxation and entertaining. A door from the living area opens out to a balcony, where you can enjoy stunning views of the surrounding area. The bedroom, also features access to the balcony, allowing a seamless indoor-outdoor living experience. The three-piece bathroom is modern and includes a utility area, offering additional convenience and functionality.

Residents benefit from lift access to all floors, ensuring easy movement throughout the building. The development also features communal gardens, perfect for enjoying some outdoor time, and secure underground parking, providing peace of mind for vehicle safety.

This well-presented apartment is ideal for first-time buyers, commuters, or those looking to downsize, with the added advantage of having no vendor chain, making the buying process smoother and quicker. With its prime location, modern amenities, and attractive surroundings, this apartment is a fantastic opportunity for those looking to enjoy the best of Stalybridge living. ****Viewing Highly Recommended****

Communal Hallway

Door to front, stairs and lift access to all floors.

Hall

Door to front, door to storage cupboard, open plan to:

Kitchen area

7'6" x 11'10" (2.28m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink, space for fridge/freezer, built-in oven, built-in hob, underfloor heating, open plan to:

Living Room

12'3" x 11'10" (3.74m x 3.61m)

Double glazed window to rear, underfloor heating, door leading out to balcony.

Bedroom

11'9" x 10'2" (3.59m x 3.09m)

Underfloor heating, door leading out to balcony.

Utility

2'2" x 2'8" (0.66m x 0.81m)

Plumbing for washing machine.

Bathroom

7'11" x 5'7" (2.42m x 1.69m)

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

Outside

Communal gardens and secure underground parking.

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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