



Warrington Street
Stalybridge, SK15 2HA

Offers over £137,950



There's no agent like home

For sale is a spacious two-bedroom first-floor apartment in the highly desirable Gladstone Mill development, located in the center of Stalybridge. This property offers a perfect blend of modern living and convenience, with shops, cafes, and excellent transport links just a short walk away, making it ideal for professionals, young families, or those seeking a well-connected lifestyle.

The apartment's open-plan lounge, kitchen, and dining area is a highlight, creating a welcoming and versatile space for relaxing or entertaining. The kitchen is well-appointed with modern fittings and ample storage.

There are two generously sized bedrooms, with the master bedroom featuring a dressing room adding a touch of luxury. The second bedroom is ideal for guests, a home office, or additional family members, offering flexibility to suit your needs.

In addition the property includes an allocated parking space for convenience and access to a communal garden, providing a tranquil outdoor area to enjoy.

This apartment presents a fantastic opportunity for first-time buyers, professionals or investors looking to secure a property in this vibrant, sought-after area. Don't miss out on this exceptional opportunity in a great location!



COMMUNAL ENTRANCE HALLWAY

Access to all floors.

FIRST FLOOR

Hallway

Radiator, doors leading to:

Open plan lounge/diner/kitchen

25'3" x 10'3" (7.70m x 3.12m)

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

Master Bedroom

15'2" x 10'0" (4.62m x 3.05m)

Double glazed window to front, radiator, door leading to:

Dressing Room

5'1" x 6'2" (1.56m x 1.88m)

Double glazed window to front.

Bedroom 2

15'2" x 7'6" (4.62m x 2.29m)

Double glazed window to front, radiator.

Bathroom

5'8" x 7'7" (1.73m x 2.31m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, heated towel rail.

OUTSIDE

Allocated parking space & communal garden.

DISCLAIMER

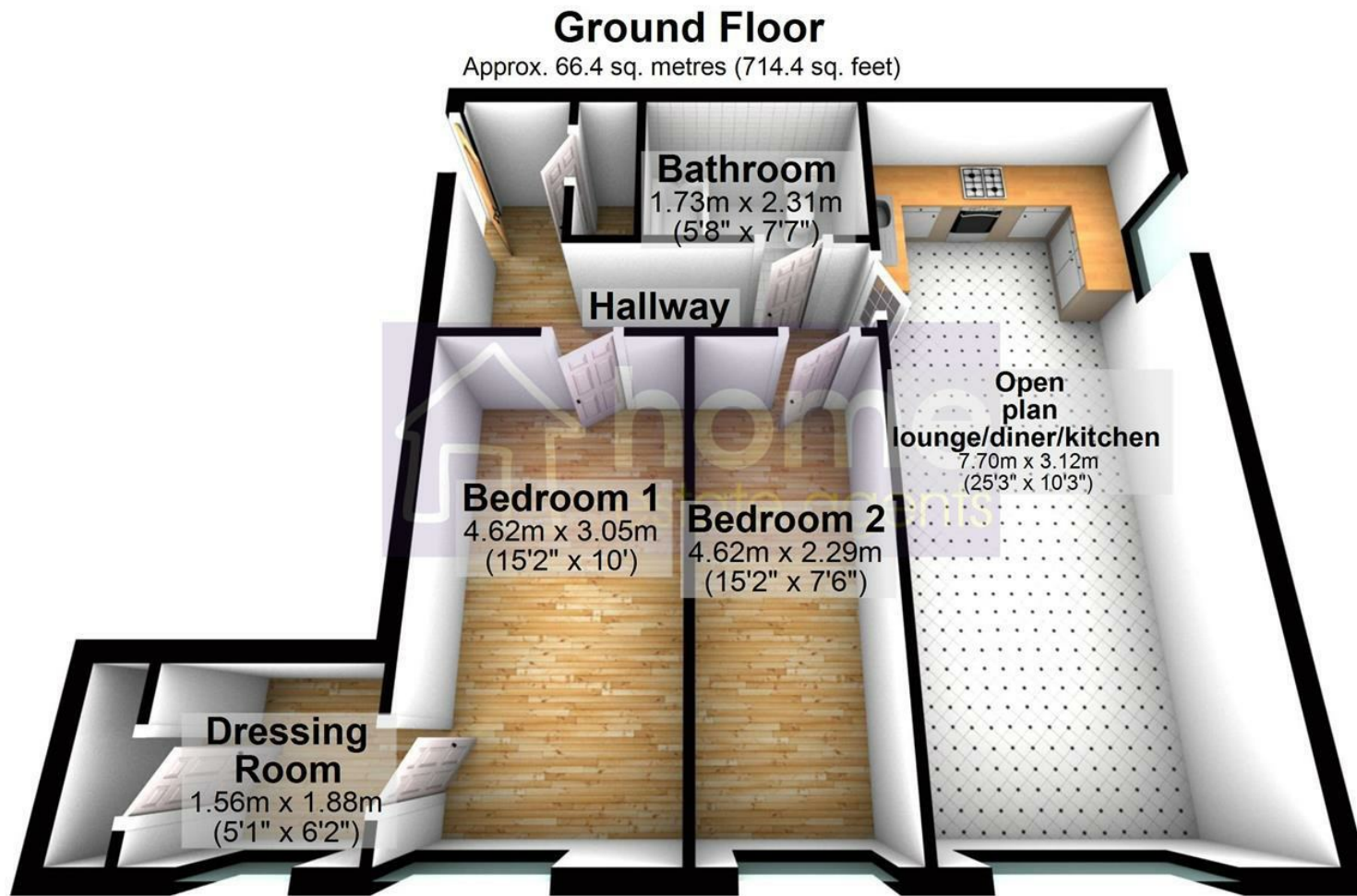
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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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Total area: approx. 66.4 sq. metres (714.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		
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