



## Higher Tame Street, Stalybridge, SK15 3AN

### Offers over £135,000

An impressive two bedroom first floor apartment ideally located in this quiet yet convenient part of Stalybridge. Within walking distance to local amenities, including shops, cafes and excellent transport links via Stalybridge train station and with a two minute walk to good local walks via the Huddersfield Narrow Canal.

The contemporary, well planned and deceptively sized accommodation has been well cared for by the present owner and briefly comprises: Secure communal entrance hallway with pigeon hole mailboxes with lift and stairs to all floors, first floor landing leading to the apartments entrance hallway, cloakroom/WC, fantastically sized open plan lounge, fitted kitchen and dining area, two good sized bedrooms and a good sized contemporary bathroom/WC. The property is double glazed with electric heating with parking that is made easy with an allocated space to the front plus additional visitor parking available and communal garden areas.

Impressive Property - An early is strongly recommended to avoid any disappointment!





## GROUND FLOOR

### Communal Entrance Hallway

Security intercom, stairs & Lift to all floors, pigeon hole mailboxes.

## FIRST FLOOR

### Landing

Stairs and lift to all floors,

### Apartment Hallway

Fitted storage cupboard with hot water cylinder and plumbing for the automatic washing machine, laminate wooden floor, storage heater.

### Cloakroom/WC

Low level WC, wall mounted wash hand basin, tiled floor, part tiled wall, electric heated towel rail.

### Open Plan Living

13'4" x 22'10" (4.06m x 6.95m)

Fantastic sized open plan room with box windows to front, Juliet balcony, TV aerial point, dining area, laminate wooden floor, whilst to the kitchen area there is a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above, integrated fridge and freezer, inset ceiling spot lights, part tiled walls.

### Bedroom 1

10'7" x 11'7" (3.23m x 3.53m)

Double glazed box window to front, electric heater.

### Bedroom 2

6'8" x 11'2" (2.02m x 3.40m)

Double glazed box window to front, electric heater.

### Bathroom/WC

Excellent sized bathroom in white with panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled floor, heated electric towel rail.

## OUTSIDE

### Communal gardens & Parking

Allocated parking space, visitor parking and communal gardens.

## 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/herself 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.

