



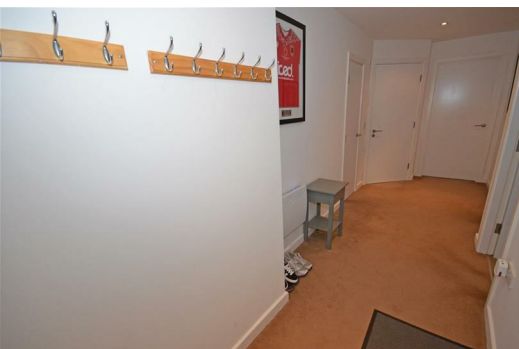
Millers Court, Booth Street, Stalybridge, SK15 1TW

Offers over £120,000

Impressive & quietly tucked away is this immaculately presented, first floor, two bedroom apartment in Stalybridge, offering ready to move into accommodation of which only a full personal inspection will fully reveal.

Conveniently located for all local amenities including shops, schools and transport links, with Stalybridge train station just a short distance away, the well planned and deceptively spacious accommodation briefly comprises: Secure entrance via security intercom and electric gates, stairs leading to the front door, with the apartments large entrance hallway, open plan lounge/diner and kitchen, two good sized bedrooms and a family bathroom/WC. Externally as previously mentioned the property also benefits from secure gated parking and parking space. The property comes to the market in "ready to move into" condition and would be ideally suited to a first time buyer.

Viewing Highly Recommended



GROUND FLOOR

Communal Area

The apartment is accessed via a communal doorway with intercom system, Stairs to the rear lead to the first floor where the apartment is located

FIRST FLOOR

Entrance Hall

18'0" x 5'1" (5.48m x 1.54m)

Great sized hallway with doors to all rooms and good sized storage cupboard.

Open Plan Living

11'10" x 22'0" (3.61m x 6.71m)

Great sized open plan lounge/kitchen/diner. Kitchen fitted with a matching range of base and eye level units with worktop space over. Built in electric oven with four ring electric hob and extractor hood over. Integrated washing machine, integrated dishwasher, space for fridge freezer. laminate flooring, electric heater, double glazed window to rear, double glazed window to side.

Bedroom 1

10'9" x 12'3" (3.27m x 3.73m)

Double glazed window to rear, electric heater, door to hallway.

Bedroom 2

6'11" x 12'3" (2.11m x 3.73m)

Double glazed window to rear, electric heater, door to hallway.

Bathroom/WC

Fitted with three piece suite in white comprising panelled bath, wash hand basin and WC, electric heater, door to hallway.

OUTSIDE

Gardens & Allocated Parking

To the rear of the property there is secure parking accessed via an electric gate

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.

