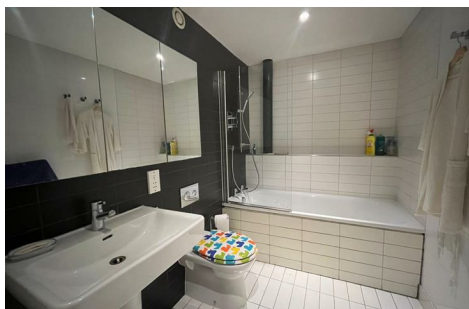
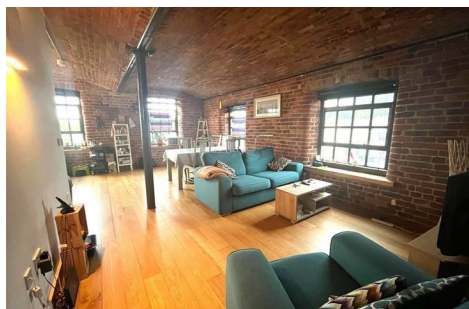


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Castle Street, Stalybridge, SK15 1AS

Dawsons are pleased to welcome to the market this spacious second floor apartment is set within the stylish Urban Splash developed Longlands Mill and has been sympathetically converted to provide contemporary living seamlessly married with original character features including exposed brickwork, vaulted ceilings and metal columns with views over the adjacent River Tame. There is a allocated car parking space within a secure undercroft parking area, communal courtyard and lawned gardens adjacent to the River Tame. * Viewing recommended*

The property has all of Stalybridge town centre's amenities on its doorstep and is within close proximity of both the town centre's bus and train stations. * Viewing recommended *

Price £180,000

Castle Street, Stalybridge, SK15 1AS

- Spacious Second Floor Urban Splash Apartment
- Packed With Character Features
- Excellent Commuter Links to Manchester City Centre
- Internal Inspection Essential
- Two Double Bedrooms - Master with Shower Room
- Contemporary Kitchen And Bathroom/Shower Room Fittings
- All Local Amenities within Walking Distance
- Allocated Secure Undercroft Car Parking Space
- Underfloor Heating
- No Forward Vendor Chain

The Accommodation Briefly

Comprises:

Stunning communal entrance hallway with lift to all floors.

Apartment - entrance hallway, open plan living room/kitchen with contemporary fittings and integrated appliances, master bedroom with en-suite shower room, second double bedroom with dressing area, bathroom/WC with contemporary white suite.

Externally, the property has an allocated car parking space with the secure undercroft area, communal courtyard and gardens.

The Listed Longlands Mill development is on the doorstep of all Stalybridge's amenities with its cafe/bars and craft beer houses, Cheethams Park and Stamford Park are within easy reach as is Tameside General Hospital.

The property is ideally positioned for commuters being within close proximity of the town centre's bus and train stations with the train station providing excellent commuter links into Manchester and Leeds City Centres.

The property benefits from double-glazed windows and underfloor heating throughout.

The Accommodation In Detail

Comprises:

COMMUNAL HALLWAY

Stunning communal hallway entrance with lift to all floors.

APARTMENT

Entrance Hallway

Wooden flooring, double-glazed window.

Living Room

24'4 x 16'4 maximum (7.42m x 4.98m maximum)

Wooden flooring, four double-glazed windows.

Kitchen Area

Circular single drainer stainless steel sink unit, a range of contemporary wall and floor mounted units, four-ring ceramic hob, built-in stainless steel oven with filter over, integrated fridge-freezer.

Bedroom 1

11'7 x 10'3 plus entrance area (3.53m x 3.12m plus entrance area)

Wooden flooring, double glazed window.

Shower Room/Utility

7'0 x 4'10 maximum (2.13m x 1.47m maximum)

Shower cubicle, half pedestal wash hand basin, tiled floor, part-tiled walls, recess spotlights, storage cupboard which has plumbing for an automatic washing machine

and contains the hot water cylinder.

Bedroom 2

12'1 x 8'4 plus dressing area 5'11 x 7'5 (3.68m x 2.54m plus dressing area 1.80m x 2.26m)
Wooden flooring, double-glazed window.

Bathroom/WC

8'5 x 5'7 (2.57m x 1.70m)

Contemporary white suite having tiled panel bath with shower over, half pedestal wash hand basin, low-level WC, towel rail/radiator, part-tiled, tiled floor, recess spotlights.

EXTERNALLY

There is a allocated car parking space within a secure undercroft parking area, communal courtyard and lawned gardens adjacent to the River Tame.

TENURE

Tenure is Leasehold with Annual Ground Rent of £330.

SERVICE CHARGE

Annual Service Charge is £4,000.00 which includes maintenance of all indoor/outside and underground secure parking areas, landscaping and caretaker services and cleaning and maintenance services.

COUNCIL TAX

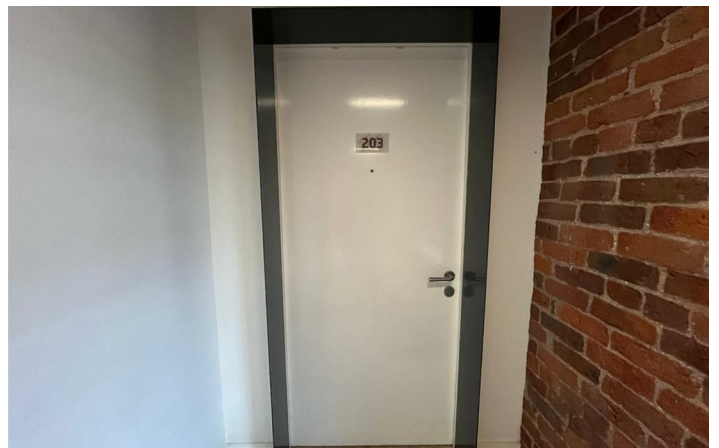
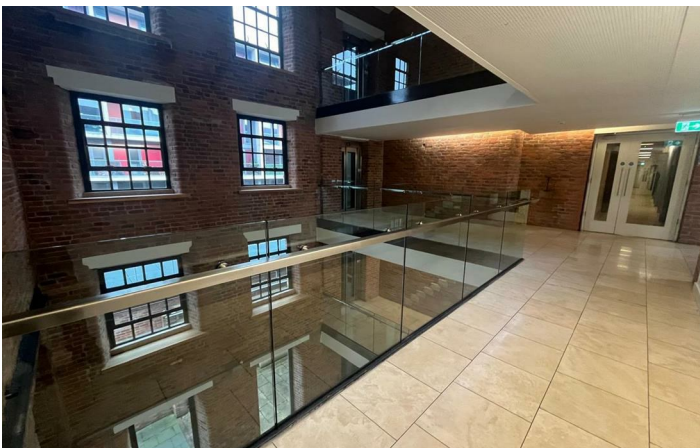
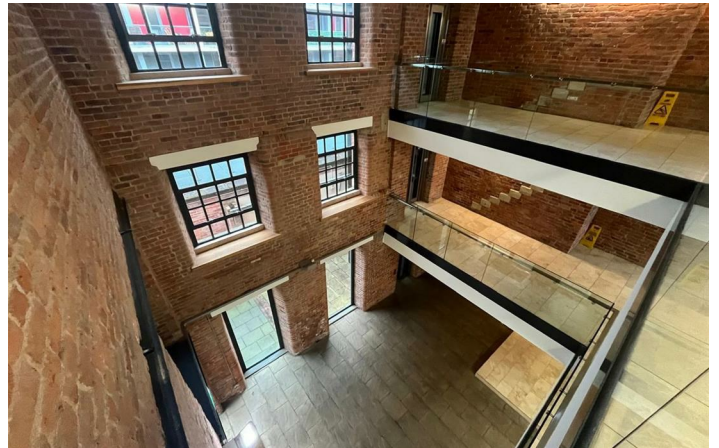
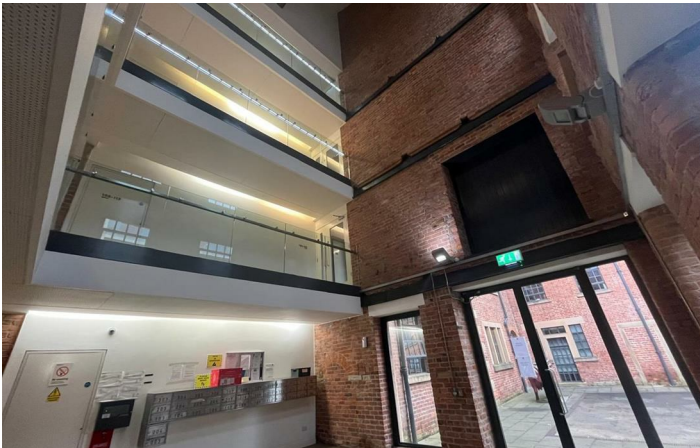
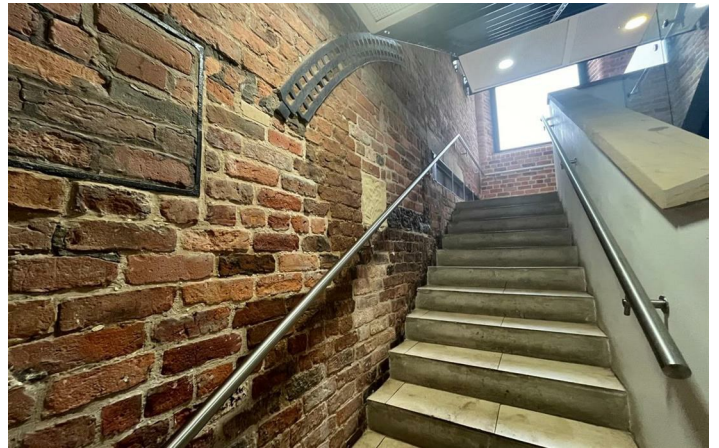
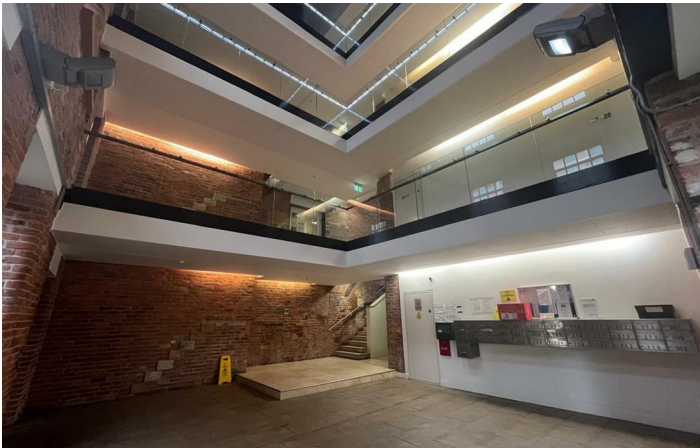
Council Tax Band "D".

VIEWINGS

Strictly by appointment with the Agents.

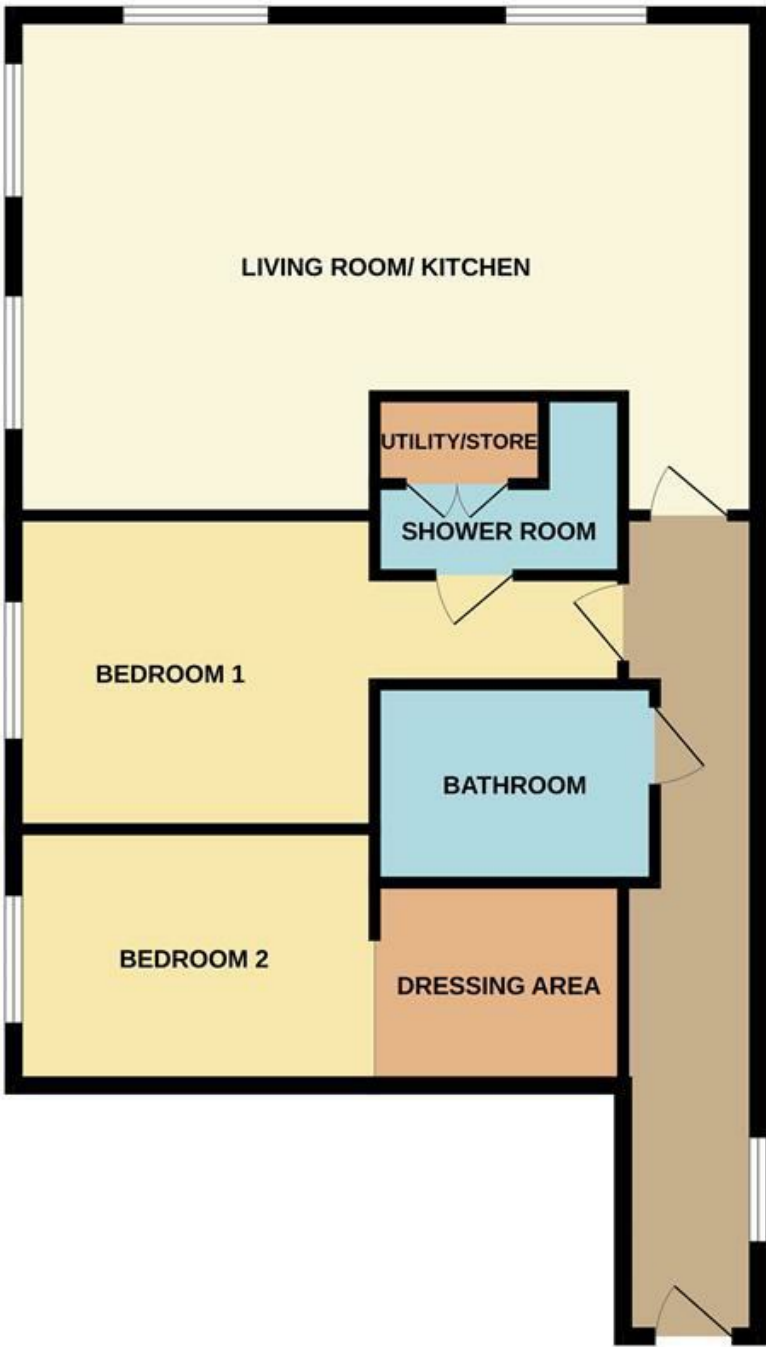


Directions



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		