



28 The Thistle House Bramble Court, Stalybridge, SK15 3BG

£850

A Wilson Estates are delighted to offer To Let this two bedroom first floor apartment in this highly sought after area of Millbrook Village.

Thistle House, Bramble Court is accessed via Grove Road and provides a tucked away feeling with beautiful far reaching views of the nearby landscape.

Well presented throughout with open plan-living, lounge, dining area and modern fitted kitchen, two good size bedrooms the master having an en-suite, white family bathroom suite and allocated parking.

Ideally located within close proximity to local amenities and schools and walking distance to Stalybridge Country Park. Early viewing essential to avoid disappointment.

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly, the property comprises:~

28 The Thistle House Bramble Court

Millbrook, Stalybridge, SK15 3BG

£850



Entrance Hallway

Wooden door to rear elevation. Lighting, electric radiator, carpet, built-in storage cupboard, and intercom.

panelled bath with mains fed shower over. Part-tiled walls, heated towel rail, lighting, and tiled flooring.

Lounge

uPVC double-glazed sliding door with Juliet balcony. Lighting, electric radiator, and carpet.

Externally

Thistle House is situated in well-maintained grounds within the picturesque area of Millbrook. There is an allocated parking bay.

Kitchen

Fitted wall and base units with coordinating work surfaces. Composite one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Integrated dishwasher and microwave. Part tiled walls, electric radiator, lighting, and tiled flooring.

Additional Information

Council Tax Band : A

EPC Rating : C

Holding Deposit : £196

STRICTLY NO PETS AND SMOKING POLICIES APPLY

Bedroom One

uPVC double-glazed window to front elevation. Lighting, electric radiator, and carpet.

En Suite

uPVC double-glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and enclosed shower cubicle mains fed shower over. Part-tiled walls, heated towel rail, lighting, and tiled flooring.

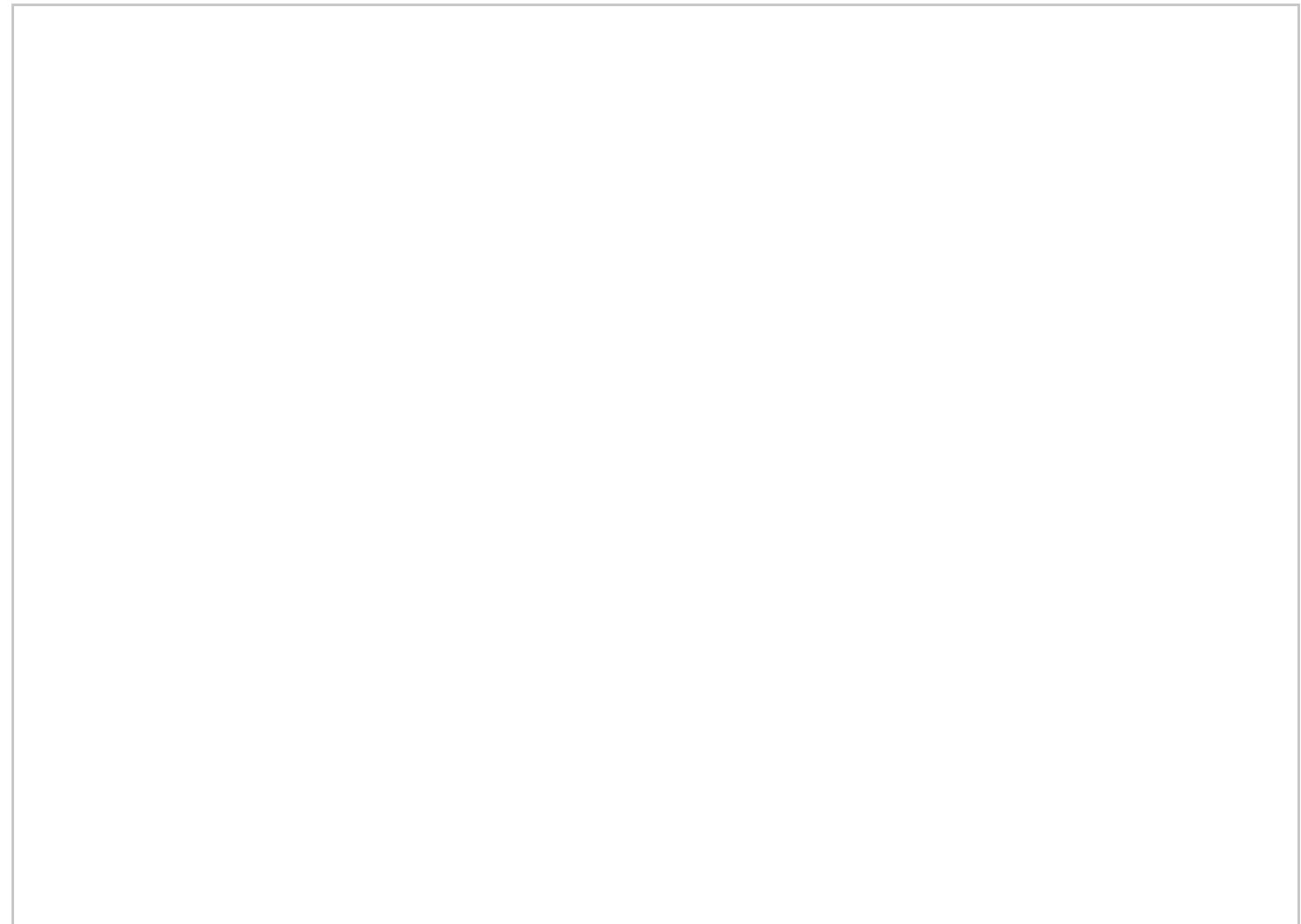
Bedroom Two

uPVC double-glazed window to front elevation. Lighting, electric radiator, and carpet.

Bathroom

uPVC double-glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com www.awilsonestates.com