



17 Frederick Court Clarence Street, Stalybridge, SK15 1QH

£95,000

This one bedroom top floor apartment at Frederick Court is a great option for anyone wanting a well connected property without the complication of a chain. Sitting on the border of Ashton and Stalybridge, it offers easy access to Manchester, allocated parking and secure communal entry, making it a particularly practical choice for both investors and commuters.

Offered for sale with no onward chain, the apartment would make a smart addition to a property portfolio, a straightforward first purchase or a convenient base for someone working in Manchester.

Step inside and the entrance hallway leads through to the accommodation. The bedroom is located just off the hallway and benefits from built-in wardrobes and a skylight, while the main living space is open plan with a living area and compact kitchen. A partially tiled shower room completes the accommodation.

Location is a real plus here. Stalybridge Train Station is close by and provides direct links into Manchester City Centre and beyond, while the surrounding road and motorway network makes travelling by car equally straightforward. Tameside Hospital is also nearby, making this a particularly convenient location for local workers.

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Communal Entrance

Accessed via key entry or Keycode. Stairs leading up to second floor where Flat 17 is located.

EPC Rating: C

Council Tax Band: A

Hallway

Wooden door to front elevation. Lighting and laminate flooring.

Open Plan Living

10'3" x 19'1" (3.12m x 5.82m)

Two windows to rear elevation. Fitted wall and base units with coordinating worktops over. Stainless steel single sink unit with mixer tap. Electric oven and hob with extractor over. Integrated fridge and washing machine. Part tiled walls in kitchen area. Ceiling lights. Electric heater.

Master Bedroom

10'0" x 8'1" (3.04m x 2.46m)

Skylight window. Fitted bedroom suite comprising wardrobes and overhead cupboards. Lighting. Electric radiator.

Bathroom

5'7" x 4'9" (1.70m x 1.45m)

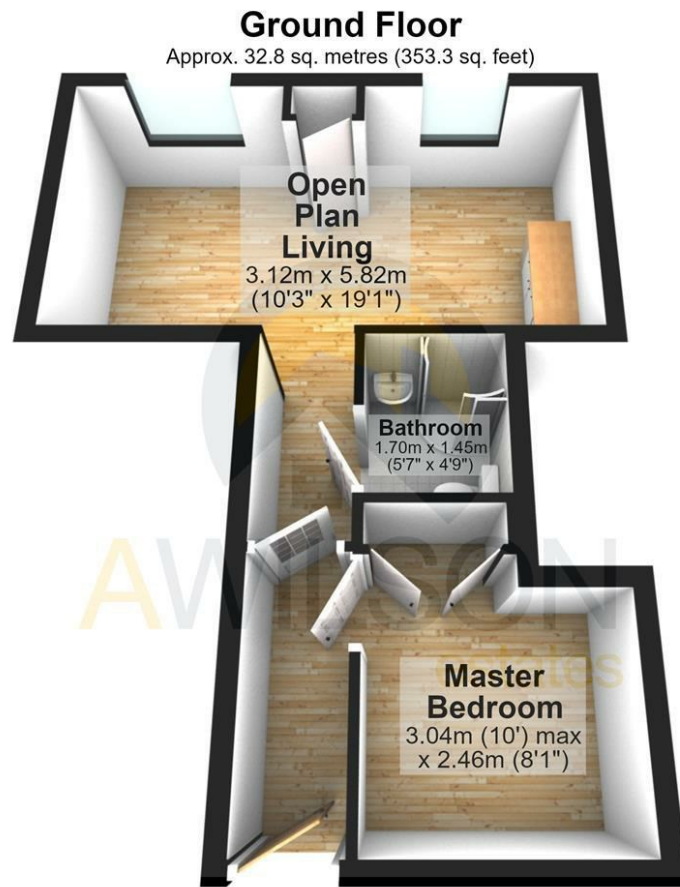
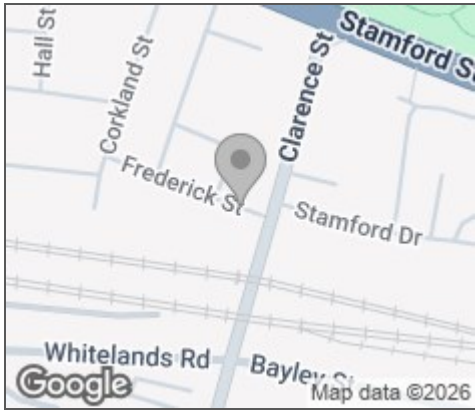
Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and enclosed shower cubicle with mains fed shower over. Part tiled walls. Lighting. Heated towel rail.

Outside

Additional Information

Tenure: Leasehold £68 PA (Maintenance £80pcm)





Total area: approx. 32.8 sq. metres (353.3 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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