

Flat 71, Victoria Mill Houldsworth Street, Reddish

£105,000 Leasehold

NO ONWARD CHAIN • PARKING SPACE BEHIND A SECURE GATED ENTRANCE • ACCESS TO RESIDENT ONLY GYM • WELL MAINTAINED FIRST FLOOR STUDIO APARTMENT • MODERN FITTED KITCHEN • CLOSE TO LOCAL TRANSPORT LINKS • NEARBY LOCAL SHOPS AND AMENITIES



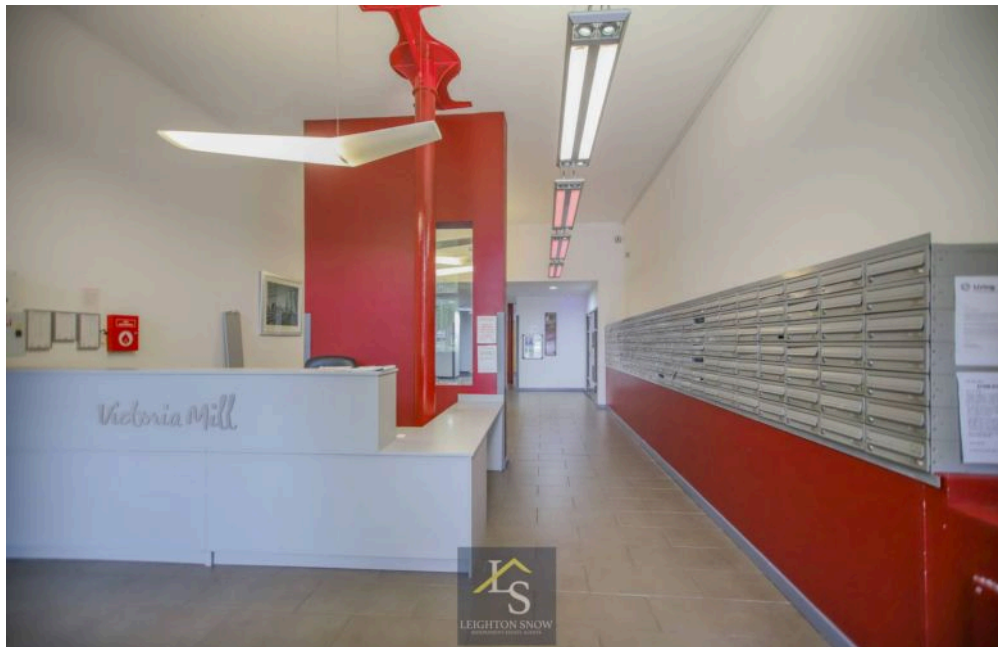
Coming to the market with no onward chain, this well-maintained first floor studio apartment presents an excellent opportunity for those looking for a convenient and modern space. The property is situated on a secure gated development, offering both privacy and security for residents. The property is well laid out, thoughtfully designed to maximise both functionality and comfort. The open plan layout within the studio, ensures a modern, bright and airy space, full of original features.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

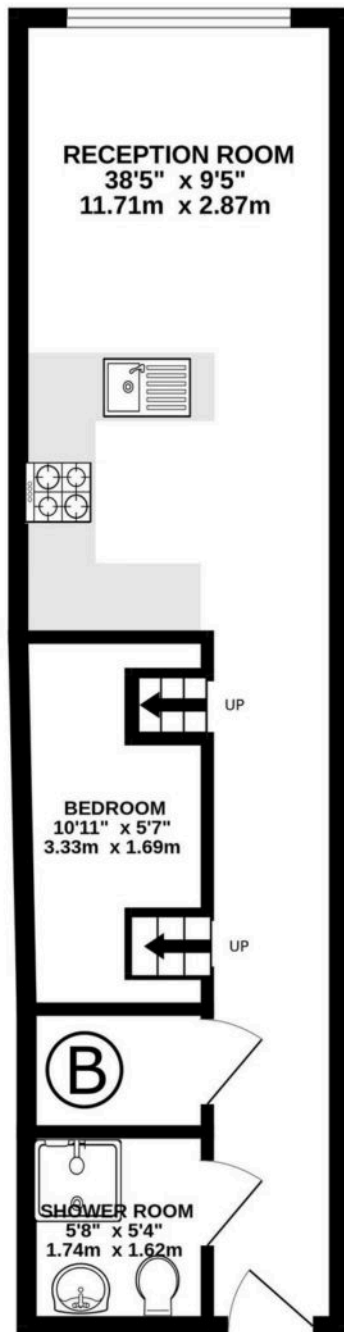
EPC Environmental Impact Rating: D



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GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 358 sq.ft. (33.3 sq.m.) approx.

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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The contemporary living area, which makes full use of the space, boasting a sophisticated kitchen, seamlessly connected to a cosy lounge area. Despite the modern touches throughout the studio, the traditional characteristics of the mill, run throughout.

This studio apartment, conveniently positioned in Victoria Mill, does not shy away from practicality. Within the mill, there is a well-utilised space, accommodating a handy gym for residents of the property, offering a range of cardio equipment and free weights. The property is situated just a short walk to local transport links, permitting easy access to local towns and the city centre, making it an ideal spot for frequent commuters. The property is offered for sale with a parking space, located behind the securely gated entrance making it one of excellent convenience.

This property provides an excellent opportunity for a range of buyers from first time buyers to investors.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

