www.awilsonestates.com

66 Stamford Drive, Stalybridge, SK15 1QS

Offers Over £130,000

A Wilson Estates are delighted to offer for sale this spacious two bedroom top floor apartment, ideally positioned on Stamford Drive in Stalybridge, just a stone's throw from the much loved Stamford Park.

As you approach the property, there is communal parking available for residents. Step through the front door of the building and into the communal entrance hallway, where you'll also find a useful lockable storage room measuring approximately 5ft x 4ft 8in, ideal for keeping bikes, tools and other bits and pieces neatly out of the way.

Head upstairs to the top floor, where the apartment itself awaits.

Step inside and you're welcomed into a central entrance hallway, leading through to the impressive open plan lounge, dining and kitchen area.

The lounge is generous in size, with a bay window to the front elevation and an additional window to the side, making the most of the natural light. The kitchen really catches your eye, with striking red gloss cabinetry, coordinating worktops, integrated appliances and a breakfast bar, giving you a great space for everything from a quick

66 Stamford Drive

, Stalybridge, SK15 1QS

Offers Over £130,000

Then there's the location, and this is where Stamford Drive really comes into its own. Stamford Park is practically on the doorstep, giving you beautiful open space, walking routes, gardens, play areas and the boating lake right on your doorstep. Stamford Park There's also the Pavilion Café, making it easy to pop out for a coffee and a wander without even getting in the car.

For everyday essentials, Stalybridge town centre is close by with a good choice of shops, cafés, bars, restaurants and supermarkets, including ALDI and Tesco Superstore. There are also plenty of places to stop for a coffee, lunch or dinner when you fancy heading into town.

For commuters, Stalybridge railway station is approximately half a kilometre from the postcode, making it particularly handy for those needing to travel by train, whilst local bus services are also available close by.

Hallway
6'7" x 5'4" (2.01m x 1.63m)
Storage cupboard. Doors to all rooms. Ceiling light.

Lounge
14'11" x 11'11" (4.55m x 3.63m)
Bay window to front elevation. Window to side elevation. Ceiling light. Radiator. Open plan to:

Kitchen
11'8" x 9'3" (3.56m x 2.82m)
Fitted with matching range of base and eye level units with coordinating worktops over. Built-in eye level Neff electric oven with built-in Neff microwave. Integrated fridge freezer. Integrated washing machine. Four ring Neff induction hob with extractor over. Inset one and a half bowl sink with mixer tap over. Wall mounted Combi boiler. Window to rear elevation. Downlights to ceiling. Door leading out to balcony area.

Balcony
5'5" x 8'9" (1.65m x 2.67m)

Bedroom One
11'3" x 14'2" (3.43m x 4.32m)
Fitted carpet. Ceiling light. Double radiator. Built in wardrobes and storage. Window to front elevation.

Bedroom Two
7'9" x 11'5" (2.36m x 3.48m)
Window to rear elevation. Double radiator. Built in storage. Ceiling light.

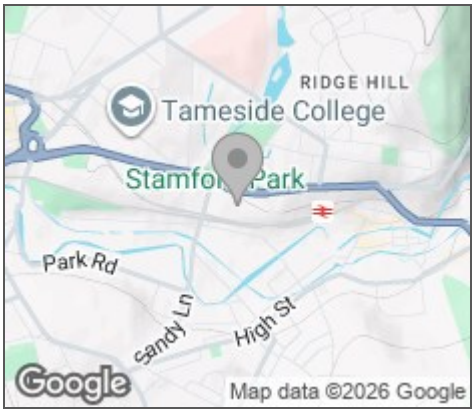
Bathroom
5'5" x 8'9" (1.65m x 2.67m)
Fitted with white three-piece suite comprising of panelled bath with folding glass shower screen and main fed shower over, hidden cistern WC, and hand wash basin with vanity unit under. Fully tiled walls. Tiled flooring. Chrome heated towel rail. Two windows to side elevation. Downlights to ceiling. Extractor.

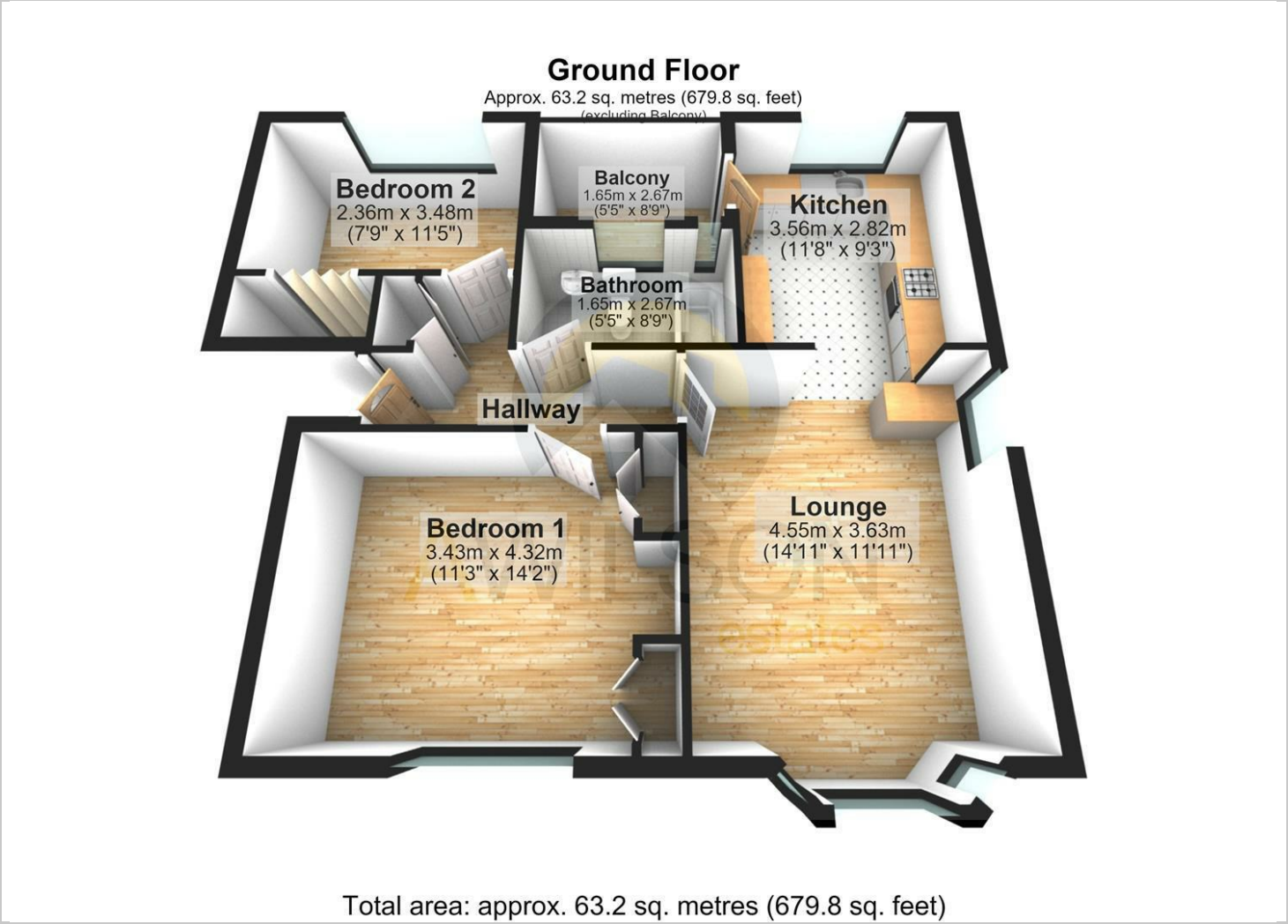
Communal Areas

Outside

Additional Information

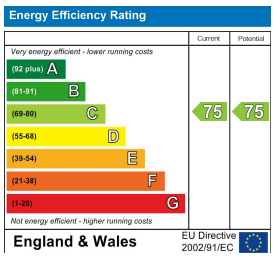
Tenure: Leasehold
EPC Rating: C
Council Tax Band: A

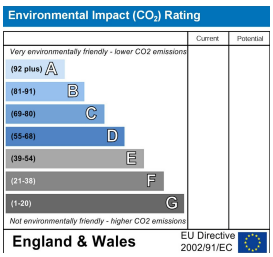




Viewing

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.





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**