



Teesdale Close | Offerton | SK2 5PT

EDWARD  
mellor



## Features

- Well Presented First Floor Flat
- Attractively Fitted Kitchen & Bathroom
- Residents Parking
- No Onward Chain
- Popular Residential Location

A low maintenance and well presented 1 bedroom first floor flat which is being offered For Sale with No onward Chain and is ideal for a first time buyer or those looking to downsize. The property is situated in a popular and

convenient residential location close to local shops and good public transport links and enjoys a desirable cul de sac location with residents parking and communal gardens. This is a "turn key" home that is simply ready to move into

with generously proportioned rooms and low running costs. In addition, the property benefits from double glazing, gas central heating and a security entry system. Outstanding value for money. Viewing recommended.



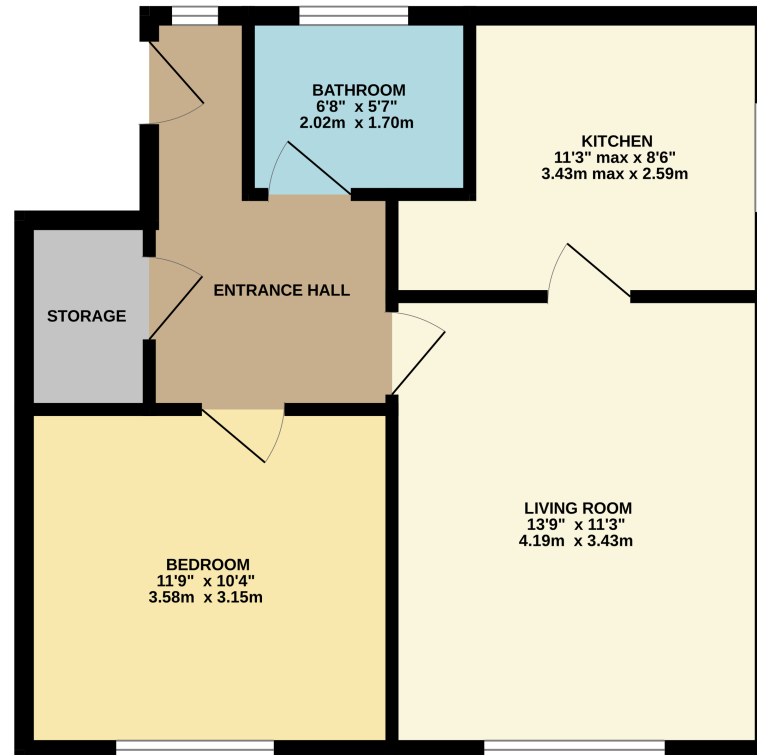
The accommodation on offer briefly comprises : Communal entrance with stairs leading to the first floor and security entry system, private and welcoming entrance hall with useful walk in storage cupboard, impressive size living room which provides ample room for both seating and dining, attractively fitted kitchen, fabulous size double bedroom and lovely 3 piece family bathroom suite. Externally, there are pleasant communal gardens and residents parking.



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

FIRST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (43.9 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.  
Made with Metropix ©2025

## Important Information

## EPC Rating

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 244 Years
- Annual Ground Rent: £10

- Annual Service Charge: £1176

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*