

Castle Mill House 8 Castle Street, Stalybridge, SK15 1RL

£170,000

Imagine waking up to the sounds of the river flowing just beyond your window, or enjoying your morning coffee on your balcony. Welcome to Castle Mill House, a beautiful purpose built apartment located right by the riverside in the heart of Stalybridge.

This second floor apartment is stylish, spacious and filled with natural light. Step inside and you'll find a welcoming hallway with handy storage cupboard that leads to a lounge with its own balcony framing views of the nearby hillsides, plus a window to the side with riverside views. The open plan dining kitchen is well appointed with a breakfast bar and spacious dining area. With its own Juliette balcony overlooking the river you can throw open the doors on a sunny day and let the fresh air and sounds of the water drift in while you cook or entertain.

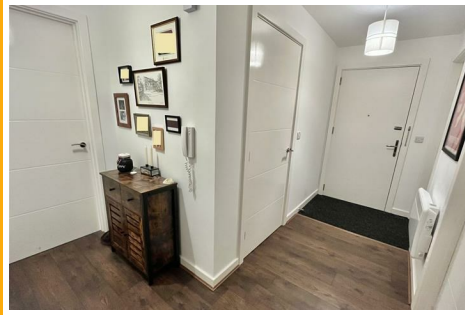
There are two comfortable double bedrooms, the main with an ensuite, plus a modern family bathroom, all beautifully presented and ready to move straight into. Outside, a secure gated entrance and resident parking add peace of mind.

Even better - this property is available as a shared ownership opportunity, with the current owner holding a 65 percent share and paying rent on the remaining 35 percent.

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Communal Entrance

Postboxes for all apartments. Stairs leading up.

Hallway

Built in storage cupboard. Wall mounted heater. Doors to all other rooms.

Lounge

10'9" x 12'11" (3.28m x 3.94m)

Window to side elevation. Double doors leading out to balcony. Ceiling light. Wall heater.

Balcony

10'8" x 4'0" (3.25m x 1.22m)

Kitchen/Dining Room

10'8" x 18'1" (3.25m x 5.51m)

Fitted with a matching range of base and eye level units with worktop space over, Stainless sink with mixer tap. Built in electric oven. Four ring hob with extractor over. Space for fridge freezer. Plumbed for automatic washing machine. Breakfast bar. Two windows to rear elevation. Two windows to side elevation. French doors with juliet balcony overlooking the river.

Master Bedroom

10'8" x 12'3" (3.25m x 3.73m)

Window to rear elevation overlooking river. Built in wardrobes. Wall heater. Ceiling light. Door to:

En-suite

Window to rear elevation. Double shower enclosure, WC and hand wash basin. Heated towel rail. Ceiling light.

Bedroom Two

9'2" x 12'1" (2.79m x 3.68m)

Two windows to front. Built in wardrobes. Ceiling light. Wall mounted heater.

Bathroom

White suite comprising of a panel bath, low level WC & hand wash basin. Heated towel rail.

Outside and Gardens

Residents parking with parking available on a "first come, first served" basis.

Additional Information

Tenure: Leasehold - 150 years from built in 2020

EPC Rating: C

Council Tax Band: B

Shared Ownership Option

The current owner owns a 65% share and pays a rent of approx £141.18 per calendar month for the remaining 35% to Mossacre St Vincent Housing Association. You can purchase either the full 100% or a 65% share (subject to meeting the criteria of the housing association).





Total area: approx. 73.8 sq. metres (793.9 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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