

# DAWSONS

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## Gladstone Mill, Stalybridge, SK15 2HA

This well proportioned, two bedroom, two bathroom, lower ground floor apartment is offered for sale with no forward vendor chain. There are French doors onto a pleasant lawned and gravelled outdoor space and the property has views over the Huddersfield Narrow Canal and is within walking distance of Stalybridge Town Centre.

The property is ideally positioned for those looking for immediate access to local amenities, canal/countryside walks and yet excellent commuter links to Manchester City Centre.

**Price £145,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Gladstone Mill, Stalybridge, SK15 2HA

- Well Proportioned Lower Ground Floor Apartment with Lift Access to Lower Ground Floor
- Close to Stalybridge Town Centre
- Neutral Decor Throughout
- Popular Residential Development
- 2 Well Proportioned Bedrooms (Master with En-suite)
- Excellent Commuter Links
- Allocated Car Parking Space
- French Doors onto Pleasant Communal Outside Space
- No Onward Vendor Chain
- Suite First Time Buyer/Downsizer

## Contd.....

The Accommodation briefly comprises: 23'1 x 11'5 reducing to 10'3 (7.04m x 3.48m reducing to 3.12m)

Entrance Hallway with intercom access system, open plan Living Room/Kitchen with French doors onto the rear garden area, Master Bedroom with fitted wardrobes and En-suite, good sized second Bedroom, Bathroom/WC with modern white suite

Externally there is an allocated car parking space and lawn and gravel garden areas to the rear.

## The Accommodation in Detail:

### Communal Entrance Foyer

Stairwell and lift.

### Entrance Hallway

Built-in storage cupboard, central heating radiator

### Living Room/Kitchen

uPVC double glazed French doors onto outdoor space, uPVC double glazed window, two central heating radiators, single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with extractor hood over, plumbed for automatic washing machine, integrated fridge, integrated freezer

### Bedroom (1)

12'5 x 11'10 plus doorway access alcove (3.78m x 3.61m plus doorway access alcove)

Two uPVC double glazed windows, fitted wardrobes, built-in central heating boiler storage cupboard, central heating radiator

### En-suite

White suite having shower cubicle, pedestal wash hand basin, low level

WC, part tiled, tiled floor, central heating radiator

### Bedroom (2)

13'1 x 7'3 (3.99m x 2.21m)

uPVC double glazed window, central heating radiator

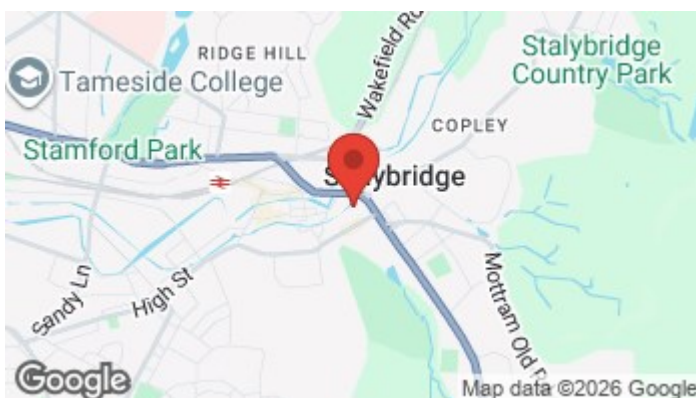
### Bathroom/WC

7'3 x 5'7 (2.21m x 1.70m)

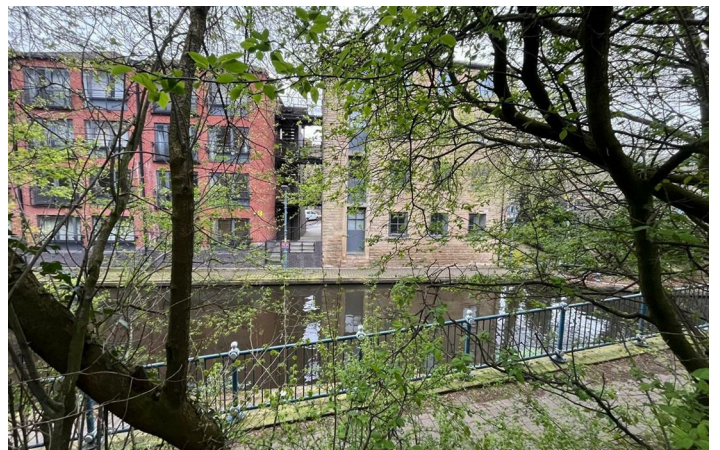
White suite having panel bath, pedestal wash hand basin, low level WC, part tiled, tiled floor, central heating radiator

### Externally:

There is an allocated car parking space within the communal main car park.

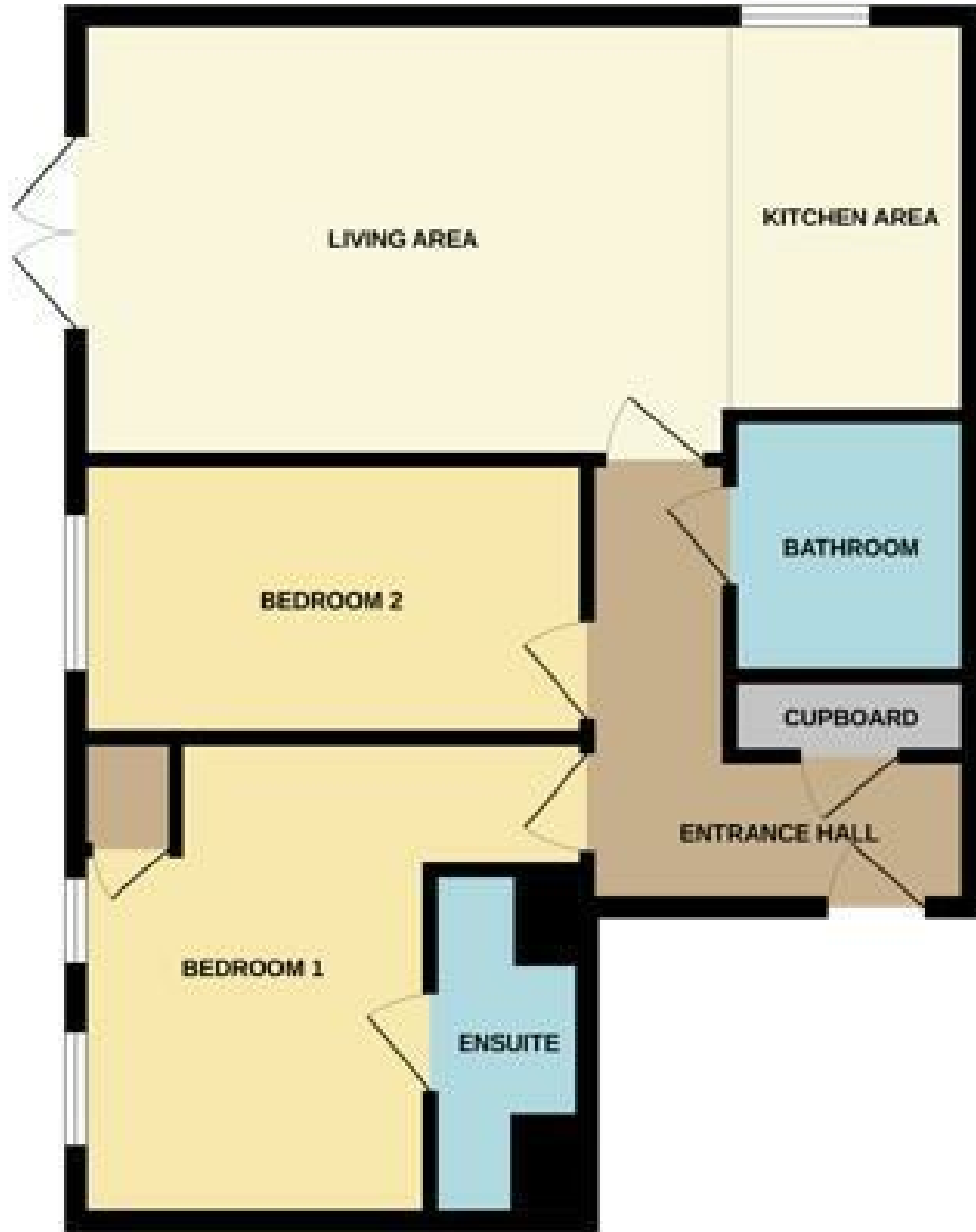


## Directions



# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the Seller's contained facts (measurements of doors, windows, rooms and any other facts) are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown to scale and no guarantee is given to their operability or efficiency over the years.  
Plans will measure in mm.

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