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Millers Court, Booth Street, Stalybridge, SK15 1TW

This modern, purpose built, ground floor, two bedroom apartment is well placed for all amenities with excellent commuter links. Ideally suited to first time buyers or buy to let investors or indeed those looking for accommodation on one level this well maintained property is ready for immediate occupation with modern kitchen and bathroom fittings and neutral décor throughout.

The property is situated on the Stalybridge/Dukinfield border with local amenities all being within easy reach as are good commuter links to Manchester City Centre.

Offers Over £135,000



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



Millers Court, Booth Street, Stalybridge, SK15 1TW

- Two Bedroom Ground Floor Apartment
- Allocated Car Parking Space
- uPVC Double Glazing
- Internal Inspection Highly Recommended
- Popular and Convenient Development
- Excellent Commuter Links
- Electric Heating Throughout
- No Forward Vendor Chain
- Good Order Throughout
- Suit a Range of Purchasers

Contd....

The Accommodation Briefly Comprises: 6'6 x 6'1 (1.98m x 1.85m)

The Property has its own front door with Entrance Hallway, Lounge open to fitted Kitchen area with integrated appliances, two well proportioned Bedrooms, Bathroom/WC with modern white suite

Externally there is an allocated Car Parking Space and Communal Gardens.

The Accommodation in Detail:

Entrance Hallway

Electric heater, built-in storage/hot water cylinder cupboard

Living Area

12'7 x 12'0 plus box bay window 5'2 x 2'2 (3.84m x 3.66m plus box bay window 1.57m x 0.66m)
Two uPVC double glazed windows, electric radiator. Open to:

Kitchen Area

Single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with stainless steel back plate and chimney hood, plumbed for automatic washing machine, part tiled, uPVC double glazed window

Bedroom (1)

9'9 x 9'8 (2.97m x 2.95m)
uPVC double glazed window, electric radiator

Bedroom (2)

9'6 x 8'3 (2.90m x 2.51m)
uPVC double glazed window, electric radiator

Bathroom/WC

6'4 x 5'6 (1.93m x 1.68m)
Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, part tiled

Externally:

Communal Gardens

Allocated Car Parking Space

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions



