



Warrington Street, Stalybridge, SK15 2HA

Offers over £145,000

Welcome to this charming ground floor apartment located on Warrington Street in the heart of Stalybridge. This delightful property boasts two well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring comfort and privacy for its residents. The apartment features a spacious reception room that opens up to a lovely Juliette balcony, offering picturesque canal side views—perfect for enjoying a morning coffee or unwinding after a long day.

With two bathrooms, this apartment is ideal for both families and professionals, providing ample facilities for everyday living. The property also includes parking for one vehicle, adding to the convenience of urban living.

Situated within walking distance of Stalybridge Town Centre, residents will find a variety of shops, cafes, and amenities right at their doorstep. For those who commute, Stalybridge Train Station is just a five-minute walk away, offering excellent transport links to Manchester and beyond.

This apartment presents a wonderful opportunity for anyone seeking a modern and comfortable home in a vibrant community. Don't miss your chance to make this lovely property your own.



GROUND FLOOR APARTMENT

Inner Hallway

3'8" x 6'7" (1.12m x 2.00m)

Two doors, double door.

Cupboard

5'11" x 2'9" (1.80m x 0.84m)

Open plan living room / kitchen

26'6" x 10'3" (8.08m x 3.12m)

Double door, door to:

Family Bathroom

5'11" x 7'6" (1.80m x 2.29m)

Master Bedroom

6'7" x 14'1" (2.00m x 4.29m)

Window to front, door to:

En-suite Shower Room

4'0" x 6'10" (1.22m x 2.08m)

Bedroom 2

16'3" x 8'0" (4.96m x 2.44m)

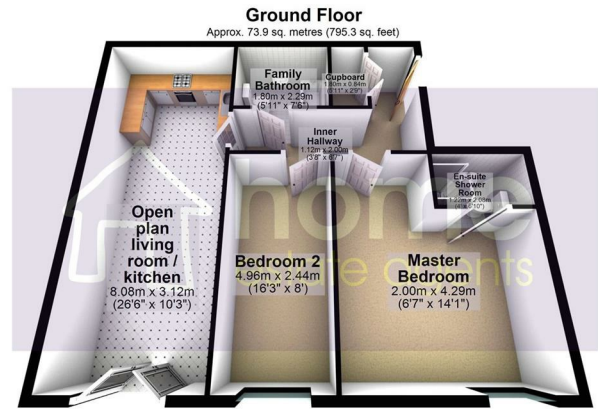
Window to front, door to:

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 73.9 sq. metres (795.3 sq. feet)

