



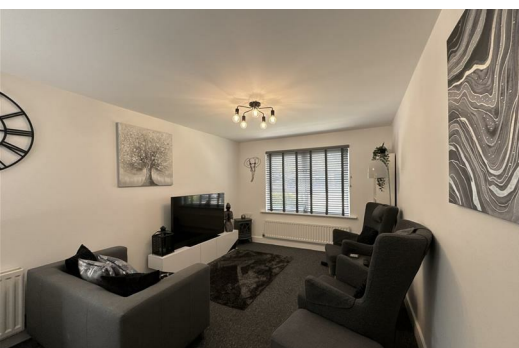
Warrington Street, Stalybridge, SK15 2HA

Offers over £149,995

Situated within the prestigious and sought-after Gladstone Mill development, this two bedroom ground floor apartment offers the perfect blend of convenience and modern living. Set in the heart of Stalybridge, the property is ideally placed for easy access to a wide range of amenities including shops, bars, restaurants, and leisure facilities, with excellent transport links just moments away — including the nearby railway station offering regular services to Manchester and beyond, as well as a major bus station. Picturesque canalside walks add to the lifestyle appeal of the location.

The apartment itself features a spacious open plan layout, with a well-presented lounge and kitchen area ideal for both relaxing and entertaining. The kitchen is fitted with a range of units, offering a practical and stylish cooking space. There are two good sized bedrooms, including a main bedroom complete with en-suite shower room, while the second bedroom is served by a contemporary bathroom.

Externally, the development benefits from allocated parking and beautifully maintained communal gardens, offering residents a pleasant and peaceful outdoor space. The apartment is ideal for first-time buyers, downsizers, or investors alike, combining low-maintenance living with an enviable location. **Viewing Highly Recommended**



COMMUNAL ENTRANCE HALLWAY

Access to all floors.

GROUND FLOOR

Hallway

Entrance door, radiator, door to storage cupboard, doors leading to:

Open Plan Living

23'2" x 10'4" (7.06m x 3.15m)

Double glazed window to front, two radiators, kitchen area fitted with a range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, plumbing for washing machine space for fridge/freezer. double glazed window to side.

Bedroom 1

15'3" x 10'0" (4.65m x 3.05m)

Double glazed window to front, radiator, fitted wardrobes and cupboards, door leading to:

En-suite Shower Room

6'10" x 5'9" (2.08m x 1.74m)

Three piece suite comprising shower area, wash hand basin and low-level WC, part tiled walls, radiator.

Bedroom 2

13'3" x 7'2" (4.05m x 2.18m)

Double glazed window to front, radiator, door to storage cupboard, fitted wardrobes.

Bathroom

5'7" x 7'7" (1.69m x 2.31m)

Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low-level WC, part tiled walls, radiator.

OUTSIDE

Allocated parking space & communal garden.

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. 61.1 sq. metres (657.2 sq. feet)

