



Castle Street  
Stalybridge, SK15 1AP  
Offers over £196,000

**\*\*NO VENDOR CHAIN - OPEN TO OFFERS\*\***

This exceptional top-floor, two-bedroom apartment is part of the exclusive Pattern House development, situated on the picturesque bank of the River Tame. Offering contemporary living just a short stroll from Stalybridge Town Centre and the train station, this property is ideal for those seeking a blend of urban convenience and riverside tranquility.

As you step into the apartment, a welcoming hallway leads you through to a bright and airy lounge area, bathed in natural light from the large windows. The lounge opens onto a private balcony, providing a perfect spot to unwind while enjoying views of the surrounding area. The sleek, modern kitchen is perfect for both cooking and entertaining.

The apartment comprises two well-sized bedrooms, each designed with comfort in mind. The master bedroom enjoys its own private balcony, offering an additional outdoor space. A stylish, fully-tiled bathroom with contemporary fixtures completes the interior, ensuring luxury at every turn. Throughout the apartment, underfloor heating ensures warmth and comfort all year round, elevating the overall living experience.

Residents benefit from convenient lift access to all floors, and the development features communal gardens, ideal for relaxation. For added peace of mind, secure underground parking is provided.

Whether you're a young professional, couple, or small family, this beautifully presented apartment offers the perfect combination of modern living, exceptional amenities, and prime location. The vibrant town centre, with its array of shops, cafes, and restaurants, is only a short walk away, and the nearby train station offers excellent transport links for easy commuting to Manchester and beyond.

**\*\*Viewing Highly Recommended\*\***



## COMMUNAL ENTRANCE

Door to front, stairs and lift access to all floors.

## Hallway

Door to front, doors leading to:

## Lounge

21'9" x 16'6" (6.63m x 5.03m)

Double glazed window to side, double glazed window to rear, door leading out to balcony with long range views, door leading out to Juliette balcony, sliding door leading to:

## Kitchen

7'8" x 12'2" (2.34m x 3.72m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, built-in oven, built-in hob.

## Master Bedroom

16'10" x 9'6" (5.13m x 2.89m)

Double glazed window to side, two doors leading out to balcony with long range views.

## Bedroom 2

13'3" x 11'1" (4.05m x 3.39m)

Door opening out to Juliette balcony.

## Bathroom

5'4" x 9'8" (1.62m x 2.94m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, door to storage cupboard.

## OUTSIDE

Communal gardens and allocated secure underground parking.

## 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.

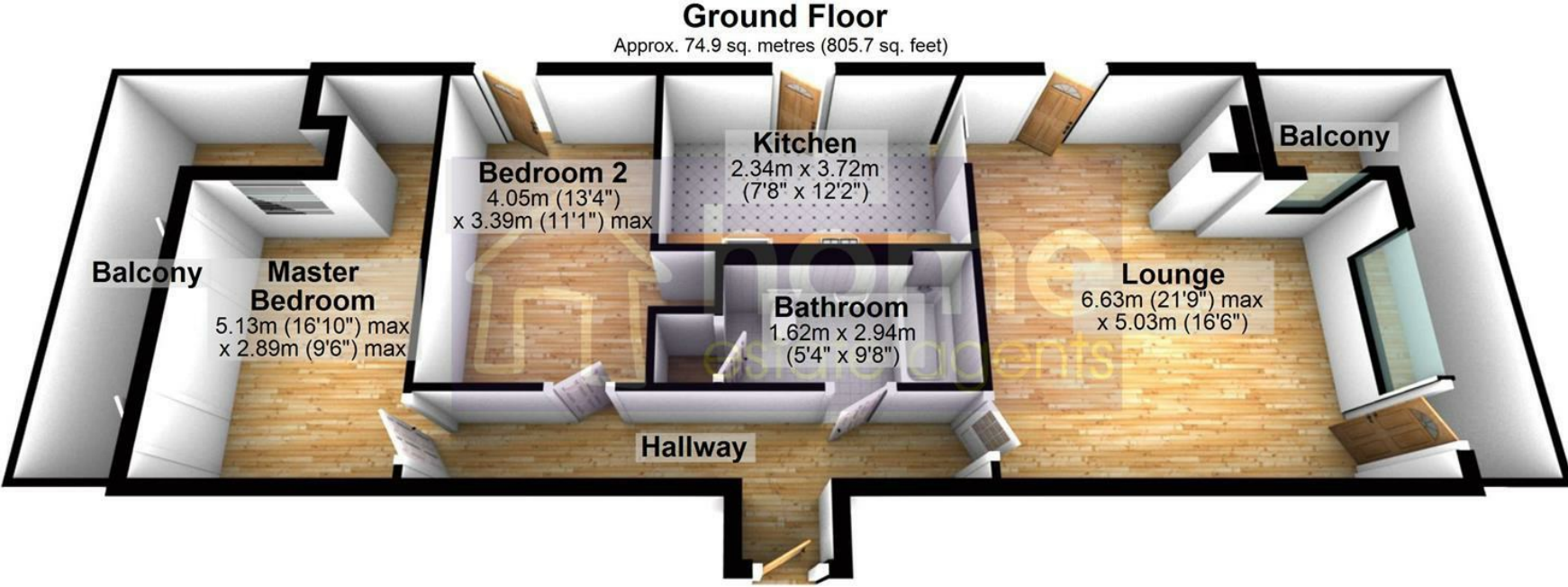
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify

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.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)







Total area: approx. 74.9 sq. metres (805.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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