DAWSONS

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Castle Street, Stalybridge, SK15 1AS

Dawsons are pleased to welcome to the market this spacious second floor apartment is set within the stylish Urban Splash developed Longlands Mill and has been sympathetically converted to provide contemporary living seamlessly married with original character features including exposed brickwork, vaulted ceilings and metal columns with views over the adjacent River Tame. There is a allocated car parking space within a secure undercroft parking area, communal courtyard and lawned gardens adjacent to the River Tame. * Viewing recommended*

The property has all of Stalybridge town centre's amenities on its doorstep and is within close proximity of both the town centre's bus and train stations. * Viewing recommended *

Price £180,000

Castle Street, Stalybridge, SK15 1AS

- Spacious Second Floor Urban Splash Apartment
- Two Double Bedrooms - Master with Shower Room
- Allocated Secure Undercroft Car Parking Space
- Packed With Character Features
- Contemporary Kitchen And Bathroom/Shower Room Fittings
- Underfloor Heating
- Excellent Commuter Links to Manchester City Centre
- All Local Amenities within Walking Distance
- No Forward Vendor Chain
- Internal Inspection Essential

The Accommodation Briefly Comprises:

Stunning communal entrance hallway with lift to all floors.

Apartment - entrance hallway, open plan living room/kitchen with contemporary fittings and integrated appliances, master bedroom with en-suite shower room, second double bedroom with dressing area, bathroom/WC with contemporary white suite.

Externally, the property has an allocated car parking space with the secure undercroft area, communal courtyard and gardens.

The Listed Longlands Mill development is on the doorstep of all Stalybridge's amenities with its cafe/bars and craft beer houses, Cheethams Park and Stamford Park are within easy reach as is Tameside General Hospital.

The property is ideally positioned for commuters being within close proximity of the town centre's bus and train stations with the train stain providing excellent commuter links into Manchester and Leeds City Centres.

The property benefits from double-glazed windows and underfloor heating throughout.

The Accommodation In Detail Comprises:

COMMUNAL HALLWAY

Stunning communal hallway entrance with lift to all floors.

APARTMENT

Entrance Hallway

Wooden flooring, double-glazed window.

Living Room

24'4 x 16'4 maximum (7.42m x 4.98m maximum)
Wooden flooring, four double-glazed windows.

Kitchen Area

Circular single drainer stainless steel sink unit, a range of contemporary wall and floor mounted units, four-ring ceramic hob, built-in stainless steel oven with filter over, integrated fridge-freezer.

Bedroom 1

11'7 x 10'3 plus entrance area (3.53m x 3.12m plus entrance area)
Wooden flooring, double glazed window.

Shower Room/Utility

7'0 x 4'10 maximum (2.13m x 1.47m maximum)
Shower cubicle, half pedestal wash hand basin, tiled floor, part-tiled walls, recess spotlights, storage cupboard which has plumbing for an automatic washing machine and contains the hot water cylinder.

Bedroom 2

12'1 x 8'4 plus dressing area 5'11 x 7'5 (3.68m x 2.54m plus dressing area 1.80m x 2.26m)
Wooden flooring, double-glazed window.

Bathroom/WC

8'5 x 5'7 (2.57m x 1.70m)
Contemporary white suite having tiled panel bath with shower over, half pedestal wash hand basin, low-level WC, towel rail/radiator, part-tiled, tiled floor, recess spotlights.

EXTERNALLY

There is a allocated car parking space within a secure undercroft parking area, communal courtyard and lawned gardens adjacent to the River Tame.

TENURE

Tenure is Leasehold with Annual Ground Rent of £330.

SERVICE CHARGE

Annual Service Charge is £4,000.00 which includes maintenance of all indoor/outside and underground secure parking areas, landscaping and caretaker services and cleaning and maintenance services.

COUNCIL TAX

Council Tax Band "D".

VIEWINGS

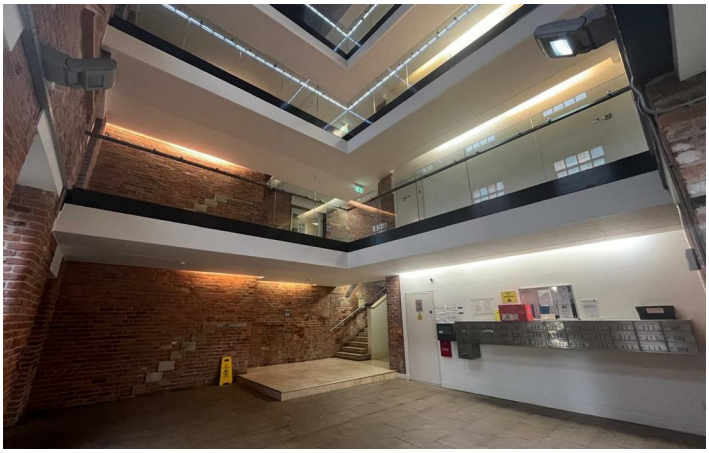
Strictly by appointment with the Agents.

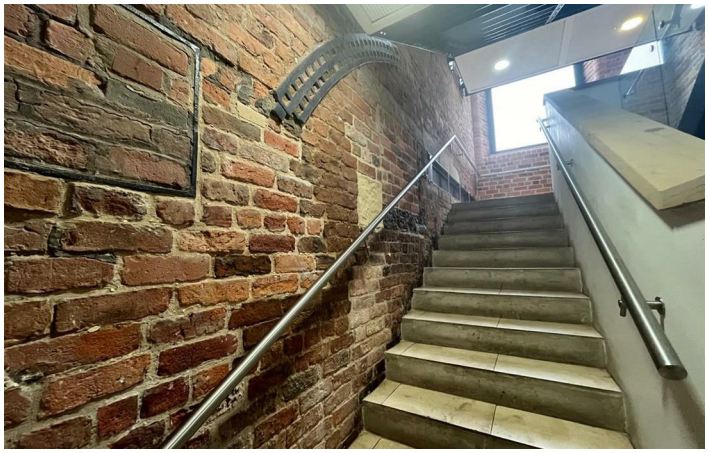


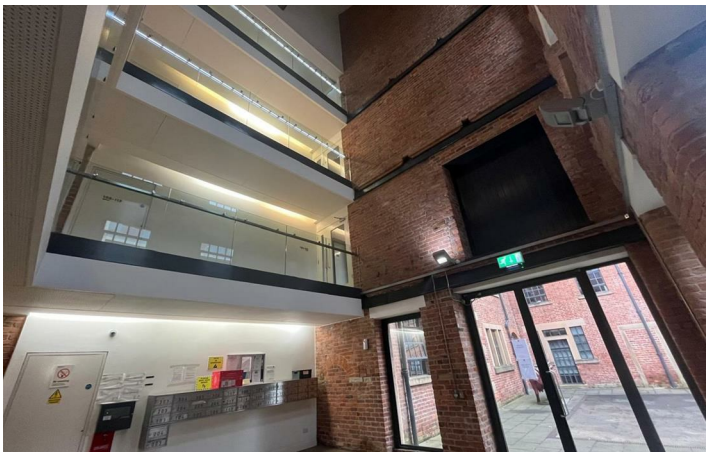
Directions

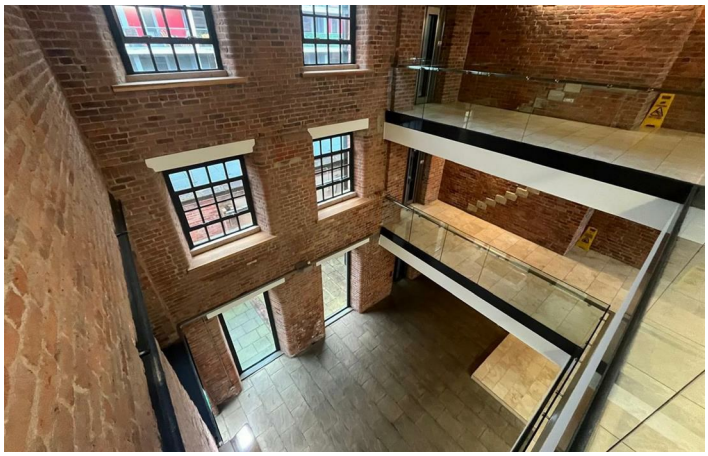


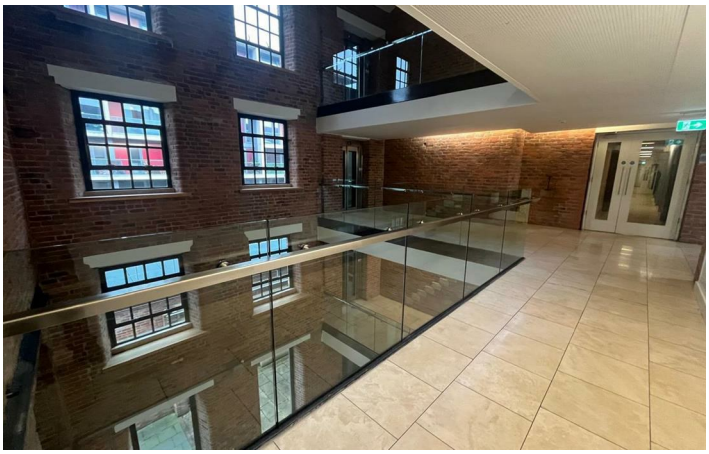








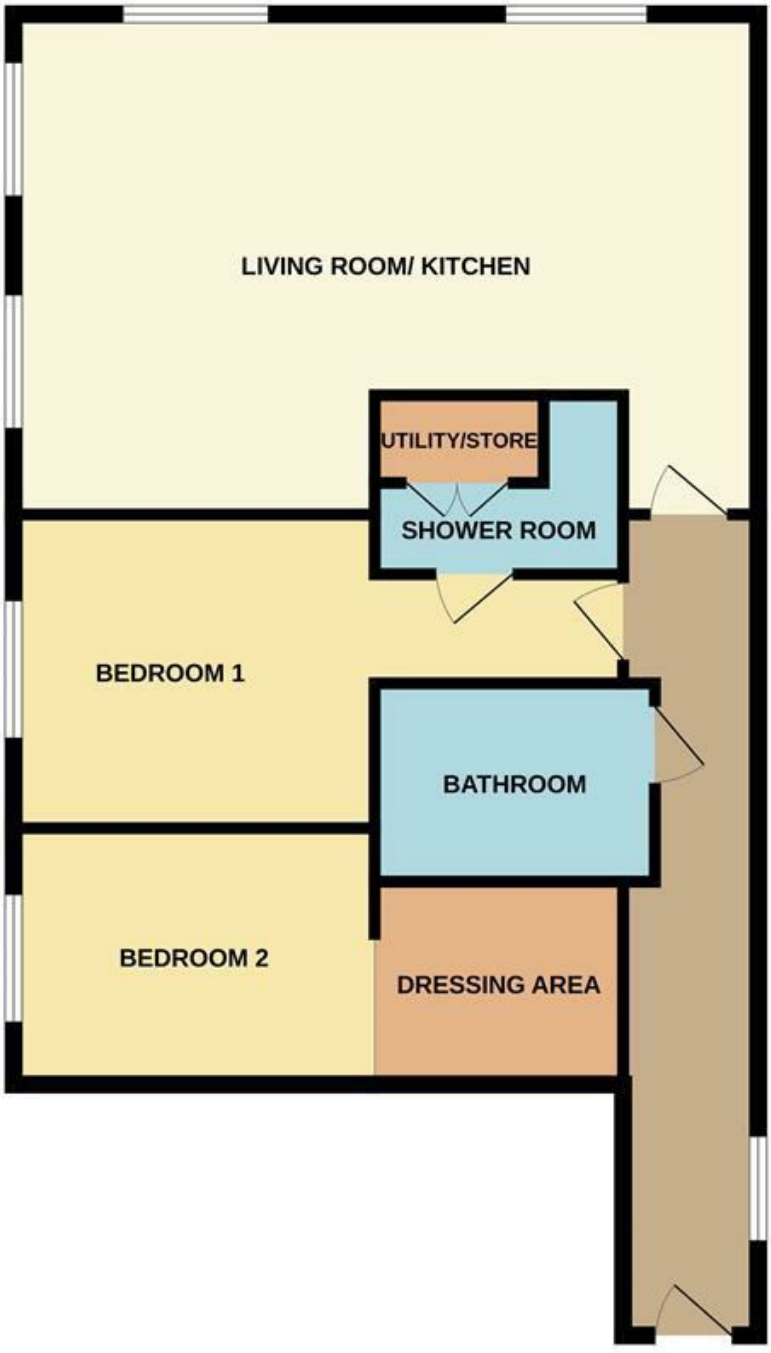





203

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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