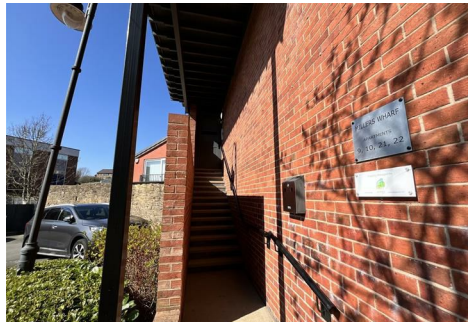




22 Millers Wharf Corn Mill Lane, Stalybridge, SK15 2EA

Offers Over £125,000

A Wilson Estates are delighted to bring to the market this first floor, one bedroom apartment in the popular Millers Wharf development, right in the heart of Stalybridge town centre. Ideal for first time buyers and investors alike, the property is offered with the added benefit of vacant possession.

Occupying a great position within a self contained block of just four apartments, access is via a set of stone steps leading to a secure communal entrance. Inside, the bright and welcoming communal hallway houses the post boxes, with stairs rising to the first floor.

The apartment itself has a spacious entrance hallway, leading through to an open plan living space which is ideal for relaxing or entertaining. Double doors open onto a Juliet balcony, allowing plenty of natural light into the room. The kitchen overlooks the living area, creating a sociable layout. There is also a well proportioned bedroom and a white three piece bathroom suite.

Outside, the property benefits from an allocated parking space, along with additional visitor parking.

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Communal Entrance

Post boxes, access to all apartments.

Hall

10'3" x 3'10" (3.12m x 1.17m)

Door to all rooms. Storage cupboard housing water tank plus plumbing for automatic washing machine.

Open Plan Living

14'5" x 17'7" (4.39m x 5.36m)

Large picture window & Juliette balcony to the front elevation. This is a great space, perfect for entertaining! The lounge area is spacious and is open to the dining area. There is a step up to the kitchen. The kitchen is fitted with a range of floor and wall mounted units with co ordinating worksurfaces over with matching breakfast bar. Built in electric oven, hob and extractor fan above, space for fridge freezer.

Bedroom

11'4" x 8'0" (3.45m x 2.44m)

Window to side elevation. Wall mounted electric heater. Ceiling light. Built in wardrobes.

Bathroom

6'5" x 5'0" (1.96m x 1.52m)

A part tiled bathroom fitted with white three-piece suite comprising of panel bath with glass shower screen and electric shower over, WC, and wash hand basin. Tiled flooring. Extractor. Downlights to ceiling. Window to side elevation.

Externally

Parking for 1 vehicle and visitor parking.

Additional Information

Tenure: Leasehold 103 years remaining, ground rent £320 per annum. Service charge £1934.49 per annum

EPC Rating: TBC

Council Tax Band: B





Total area: approx. 43.6 sq. metres (468.9 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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