



14 Higher Tame Street, Stalybridge, SK15 3AN

£145,000

Located just a stone's throw from Stalybridge town centre, this top floor one bedroom apartment in Stokes Mill is a fantastic opportunity. Beautifully designed and filled with natural light, the apartment really does have a lovely feel to it - almost like a little sanctuary. With a bit of vision and personal styling, there's real potential to turn this into something very special indeed.

Offered for sale with the added benefit of no onward vendor chain, whether you're a first time buyer taking your first steps onto the ladder, or simply looking for a fresh start, this apartment is sure to appeal.

As you arrive at Stokes Mill, gated access leads into the communal car park where you will find your allocated parking space, along with visitor parking. Head inside and take the stairs up to the second floor, where you'll find the entrance to the apartment.

Step through the front door into a welcoming entrance hallway, with a handy WC just off it - perfect for visiting guests.

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Communal Entrance

Gated entry, intercom entry system, lift, allocated parking.

Entrance Hallway

Double door, stairs to top floor, door to apartment.

Open Plan Living

26'7" x 21'2" (8.10m x 6.45m)

Window to side, two windows to rear, open plan living with lounge area, dining balcony, kitchen with wall and base units.

WC

4'0" x 6'2" (1.22m x 1.87m)

WC, Hand wash basin.

Bathroom

5'10" x 9'3" (1.78m x 2.82m)

White bathroom suite comprising of WC, hand wash basin and bath with shower over.

Bedroom One

19'4" x 9'3" (5.89m x 2.82m)

Window to side elevation, ceiling lighting, heater.

Externally

The communal grounds have a mixed of plants and shrubs, allocated parking and gated entry/exit.

Additional Information

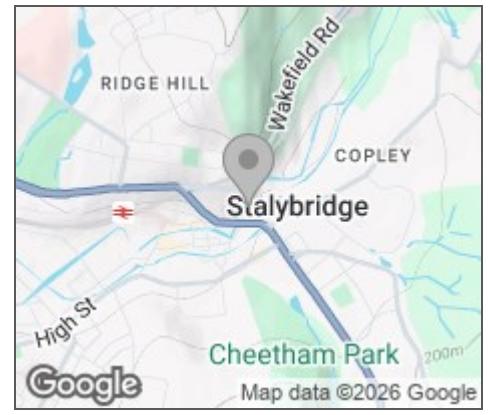
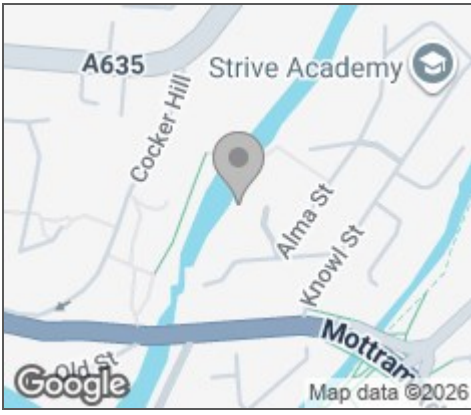
Tenure - Leasehold 999 years from 2001,

Service Charge paid monthly at £136.13

Council Tax - Band B

EPC - C





Total area: approx. 62.2 sq. metres (669.1 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	88

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.

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