



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

### Offers Over £140,000

This spacious Canal side two bedroom first floor apartment is located in the popular Millers Wharf development - a purpose built apartment block within the heart of the ever popular town of Stalybridge. Sure to appeal to first time buyers and investors alike, this property comes with the added benefit of being chain free.

Occupying a great position within the block, as you approach a set of stone steps lead up to a communal front door which is accessed via a security system. Stepping through the communal door the entrance to Apartment 18 can be found directly in front of you.

Once inside the apartment itself the entrance hallway is spacious and gives a great first impression. The open plan living space is ideal for entertaining and features large windows with canal-side views and double doors which open onto a juliet balcony - the perfect spot to sit and watch the world go by. The kitchen is just off the lounge. There are also two bedrooms and a family bathroom.

Outside there is a parking space allocated for each apartment and also some visitors spaces.

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, Stalybridge, SK15 2EA

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## Hallway

Door to:

## Open Plan Lounge/Diner

10'11" x 20'11" (3.33m x 6.38m)

A spacious room with Juliet balcony and windows to side elevation with views over canal side. Fitted carpets. Three wall lights. Two electric wall heaters. Door to storage cupboard.

Open plan to:

## Kitchen Area

11'5" x 6'11" (3.48m x 2.11m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Built in electric Smeg oven with four ring electric hob and extractor hood over. Inset stainless steel sink with drainer and mixer tap. Space for fridge freezer. Space for dishwasher.

## Master Bedroom

13'10" x 7'4" (4.22m x 2.23m)

Window to front elevation. Electric heater. Ceiling light.

## Bedroom Two

9'1" x 8'1" (2.77m x 2.46m)

Window to front elevation. Electric heater. Ceiling light.

## Bathroom

Fitted with three piece suite comprising "P" shaped bath with glass shower screen and shower over, WC and hand wash basin. Wall mounted electric heater.

## Outside and Gardens

Allocated parking space.

## Additional Information

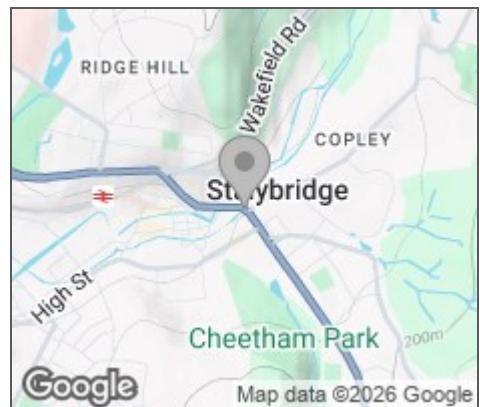
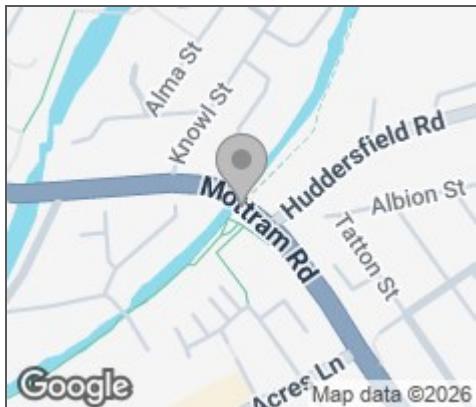
Tenure: Leasehold

Service Charge: £161.21pcm

EPC Rating: C

Council Tax Band: C





Total area: approx. 60.5 sq. metres (650.7 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		Environmental Impact (CO <sub>2</sub> ) 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		Very environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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