



Price £150,000

18 Staley Farm Close, Stalybridge, SK15 3GP

- Stunning Apartment
- Two Double Bedrooms
- Generous Size Lounge
- Open Plan Kitchen Diner
- Modern Family Bathroom
- Two Allocated Parking Spaces
- Beautiful Countryside Views
- Excellent Location
- Double Glazing Throughout
- Viewing Highly Recommended

Alan Ryan Estates are pleased to bring to market this stunning two double bedroomed apartment located on the brink of the open countryside, yet still within minutes of excellent local schools and amenities, public transport links and Stalybridge town centre. This apartment offers generous size living accommodation in the form of spacious living room, modern fitted kitchen diner, two double bedrooms and modern family bathroom. The apartment further benefits from a secure intercom system for entry, generous storage areas and UPVC double glazing throughout. The property also comes with two allocated parking spaces, one for the resident and one for visitors. Viewing of the apartment is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE : Via a solid wooden entrance door with laminate flooring, electric wall heater and built in storage cupboard.



OPEN PLAN LOUNGE/KITCHEN DINER : Laminate flooring throughout.

LOUNGE AREA : With electric wall heater and UPVC double glazed window providing beautiful views of the countryside beyond.



KITCHEN DINER : Range of wall and base units, integrated oven with four ring hob and extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine, extractor fan and UPVC double glazed window.



BEDROOM ONE : Double bedroom with electric wall heater and UPVC double glazed window.



BEDROOM TWO : Double bedroom with electric wall heater and UPVC double glazed window.



BATHROOM : Comprising of bath with overhead shower, sink and WC, heated towel radiator, built in storage cupboard and extractor fan.



Floor Plan – To be added.



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.