

Walker Property Services

1 MELBOURNE STREET, STALYBRIDGE, CHESHIRE, SK15 2JE

TEL: 0161 304 9303 – FAX: 0161 304 9232

Website: www.walkerps.co.uk – Email: walkerps@btclick.com

To Let 1a Melbourne Street Stalybridge

Asking Rent: **£400.00 pcm**

Deposit: £500.00

LOCATION: Situated above the offices of Walker Property Services on Melbourne Street, Stalybridge.

GENERAL DETAILS: First floor 2 bedroomed apartment with gas ch and double glazing. Newly refurbished with new fitted kitchen and bathroom, new décor and carpets throughout.

GROUND FLOOR ACCOMMODATION

COMMUNAL ENTRANCE

HALL: With stairs to first floor.

FIRST FLOOR ACCOMMODATION

HALLWAY:

LOUNGE: Approx 13'4" x 16'0" max. This large bow sized lounge has a feature cast iron fireplace, 2 double radiators.

DINING KITCHEN: Approx 11'6" x 17'4". **Dining Area:** With double radiator, mirrored wall. **Kitchen area:** With newly fitted modern kitchen with base and wall cupboards, ample worktop, inset electric hob, extractor unit and built in oven, inset single drainer stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, matching pendant light fittings with shades above the room divider.

BEDROOM 1: Approx 15'1" x 12'0". With range of fully fitted wardrobes, large wall mirrors, radiator.

BEDROOM 2: Approx 11'5" x 6'3" plus 3'6" x 5'6". This good L shaped second bedroom has double radiator, power point, cast iron fireplace.

BATHROOM/WC: Fully fitted White suite with panelled bath with shower above and shower screen, pedestal wash hand basin, low level wc, wall mounted mirror, radiator, bathroom fittings.

STORAGE PANTRY: Large storage pantry with cloaks rack.

BOILER ROOM: With gas central heating boiler, fitted shelves.

VIEWING: Contact the **Stalybridge Office** on **304 9303**.

REF NO: SB/W07

J Walker & C Turner trading as Walker Property Services for itself and the Vendor(s) of the above property or properties whose agent it is give notice that:- These particulars do not form nor constitute any part of an offer or contract for sale.

Intending Purchaser(s) must satisfy themselves by inspection or otherwise as to the correctness of these particulars. None of the statements in these particulars are to be relied on as or constitute representations or statements of fact.

Walker Property Services does not except insofar as any claims results from its negligence or that of its staff and the Vendor(s) do(es) not accept any responsibility for any statement in these particulars.

The Vendor(s) do(es) not make or give and neither Walker Property Services nor its staff has any authority to make or give any representations of warranty whatsoever whether verbally or otherwise in relation to the above property or properties.

Walker Property Services are Licensed Credit Brokers

Sizes given are approximate dimensions. Services, appliances, fixtures and fittings have not been tested.