



Bramble Court

Millbrook, Stalybridge, SK15 3BG

Asking Price £85,000



PUBLIC NOTICE

3 The Thistle House, Bramble Court, Stalybridge, SK15 3BG

We are acting in the sale of the above property and have received an offer of £82,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: C

****CASH BUYERS ONLY, PROPERTY IS NOT MORTGAGEABLE DUE TO AN ISSUE WITH THE CULVERT****

This ground floor flat, currently listed for sale, is in good condition and ready for immediate occupancy. With two bedrooms, an ensuite and a family bathroom, it is an ideal choice for couples, first-time buyers, or investors. The property boasts a single open plan reception room and kitchen, perfect for entertaining or relaxing in comfort.



Entrance Hallway

The entrance hall benefits from electric heater, storage cupboard with space for washing machine and intercom services.

Open Plan Kitchen/Lounge 12'9" x 19'7" (3.89 x 5.97)

The open plan living area benefits from UPVC sliding doors with Juliet balcony, two electric wall heaters and a range of wall and base units with coordinating work surface. Integral oven, hob and extractor fan and space for a free standing fridge freezer.

Master Bedroom 8'0" x 9'10" (2.44 x 3)

The master bedroom benefits from UPVC window and electric heater.

Ensuite Bathroom

The ensuite bathroom has been fitted with a walk in shower cubicle, LLWC and pedestal sink. The tiled walls, extractor fan and towel heater complete the ensuite.

Second Bedroom 8'0" x 10'0" (2.46 x 3.07)

The second double bedroom benefits from UPVC window and electric heater.

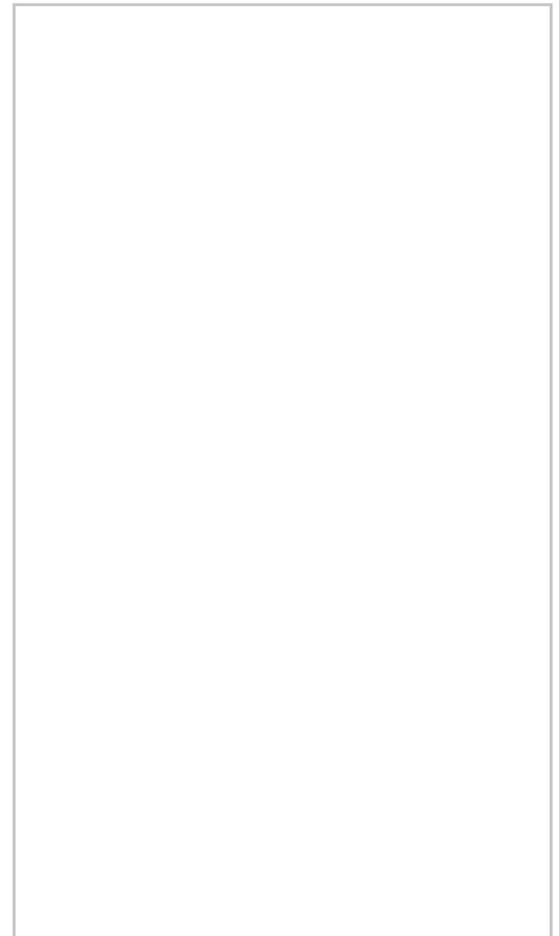
Bathroom

The bathroom has been fitted with a panelled bath, pedestal sink and LLWC. The walls are part tiled and there is a towel warmer.

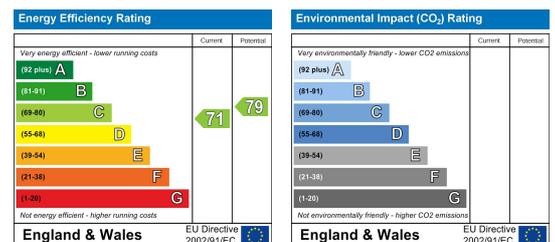
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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