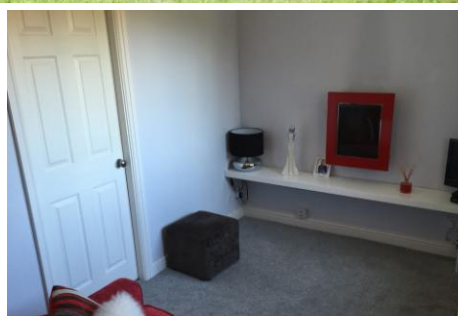


49 Millersdale Court, Shirebrook Park, Glossop, SK13 8RN



- BUY TO LET INVESTMENT
- TENANTED PROPERTY
- First Floor Flat
- One Bedroom
- Private Loft Access
- Far Reaching Views
- Private Parking
- SHIREBROOK PARK LOCATION
- n.b photographs for marketing purposes are prior to the current tenancy.
- VIEWING ESSENTIAL

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MAIN DESCRIPTION

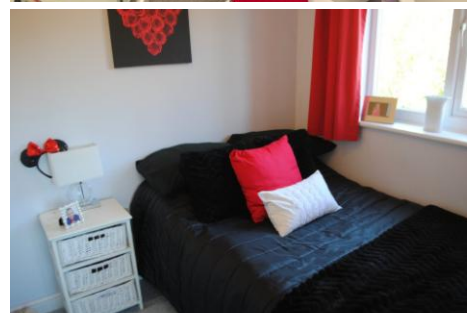
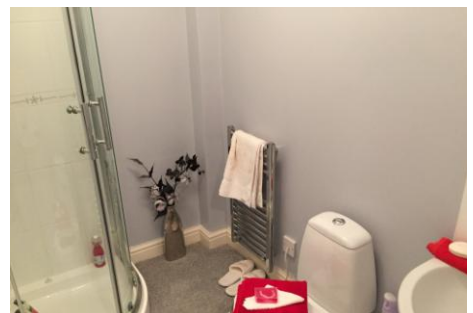
BUY TO LET INVESTMENT*TENANTED PROPERTY

Stepping Stones are delighted to bring to market this lovely top floor one bedroom flat located on the desirable Shirebrook Park development. The property enjoys far reaching views of the surrounding countryside and Snake Pass and is just a short distance from Glossop Town Centre where a variety of shopping and leisure facilities can be found along with a direct rail link into Manchester City Centre.

The property is to be sold with a tenant in situ who has indicated their intention to continue a tenancy with the new owner.

In brief the internal accommodation comprises; Communal Entrance Hallway with stairs to first floor, Private Entrance Hallway with private loft space, Bedroom, Bathroom, Kitchen and open plan living / dining.

The property is well presented throughout and has a private parking space and well maintained communal gardens.



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MAIN ENTRANCE HALLWAY

Communal entrance, Letter Box, Meters under stairs, Stairs leading to first floor

ENTRANCE HALL

Private entrance door, Loft access point, internal doors to lounge and bathroom.

LOUNGE

uPVC double glazed window to the front elevation. TV aerial point. central light fitting.

KITCHEN

6' 11" x 6' 9" (2.11m x 2.06m) A range of high and low fitted kitchen units with contrasting work surfaces. Stainless steel single drainer sink with mixer tap. uPVC double glazed window to the rear elevation, integrated electric oven and gas hob

BEDROOM

9' 6" x 8' 10" (2.9m x 2.69m) uPVC double glazed window to the side elevation, ceiling light point, built in full wardrobes.

SHOWER ROOM

A three-piece suite comprising of a low level w/c, sink cabinet unit and shower. Wall mounted heated stainless steel towel rail, ceiling light point, extractor fan.

EXTERNAL

Allocated parking. Visitor spot. Lawned gardens. Clothes line dryer. Sweeping drive in. Beautiful views overlooking neighborhood

DISCLAIMER

n.b photographs for marketing purposes are prior to the current tenancy

Tenure - Leasehold

Annual Ground Rent - £15.00 per annum

Annual Ground Rent Review Period

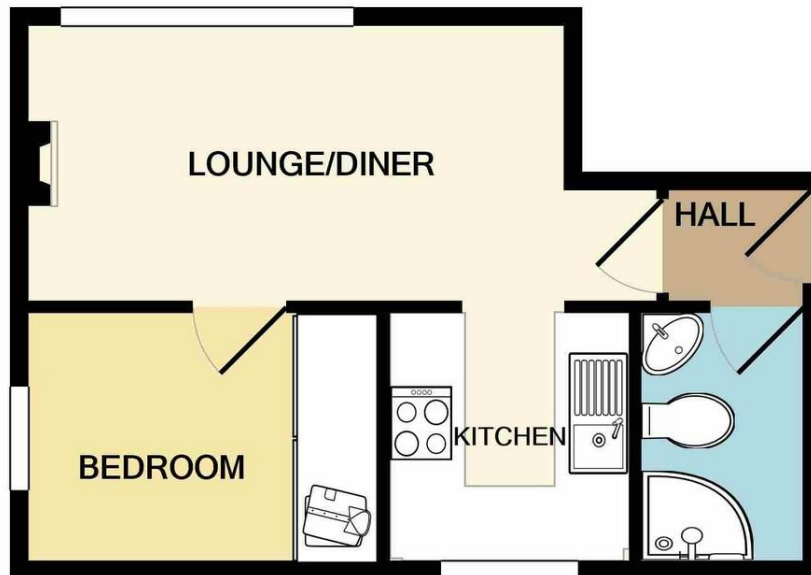
Service Charge

Annual Service Charge Review Period

Council Tax Band

EPC Rate





TOTAL APPROX. FLOOR AREA 277 SQ.FT. (25.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.