

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



- SHIREBROOK PARK LOCATION
- First Floor Flat
- One Bedroom
- Open Plan Lounge/Dining
- Countryside Views
- Kitchen & Shower Room
- Private Storage Loft
- Private Carpark for Off Road Parking
- Ideal First home
- Ideal Buy to Let Investment 7.67 yield minimum

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MAIN DESCRIPTION

SHIREBROOK PARK LOCATION

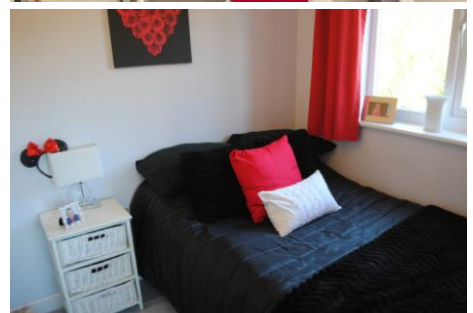
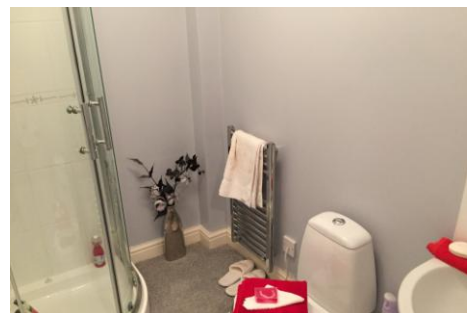
Stepping Stones are delighted to bring to market this lovely first floor one bedroom flat located on the desirable Shirebrook Park development in Glossop.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course

In brief the internal accommodation comprises; Communal Entrance Hallway with stairs to first floor, Private Entrance Hallway with private loft space, Shower Room, Kitchen, Open plan Lounge /Dining and Double Bedroom.

The property is well presented throughout and has a private car park for off road parking and communal gardens.

In addition to the buy to let investor, this is an ideal first home and would equally suite those looking to downsize from a larger home.



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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

Private Carpark for off road parking, use of communal gardens and drying areas.

DISCLAIMER

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

Tenure - Leasehold

Annual Ground Rent - £15.00 per annum

Term - 82 years remaining

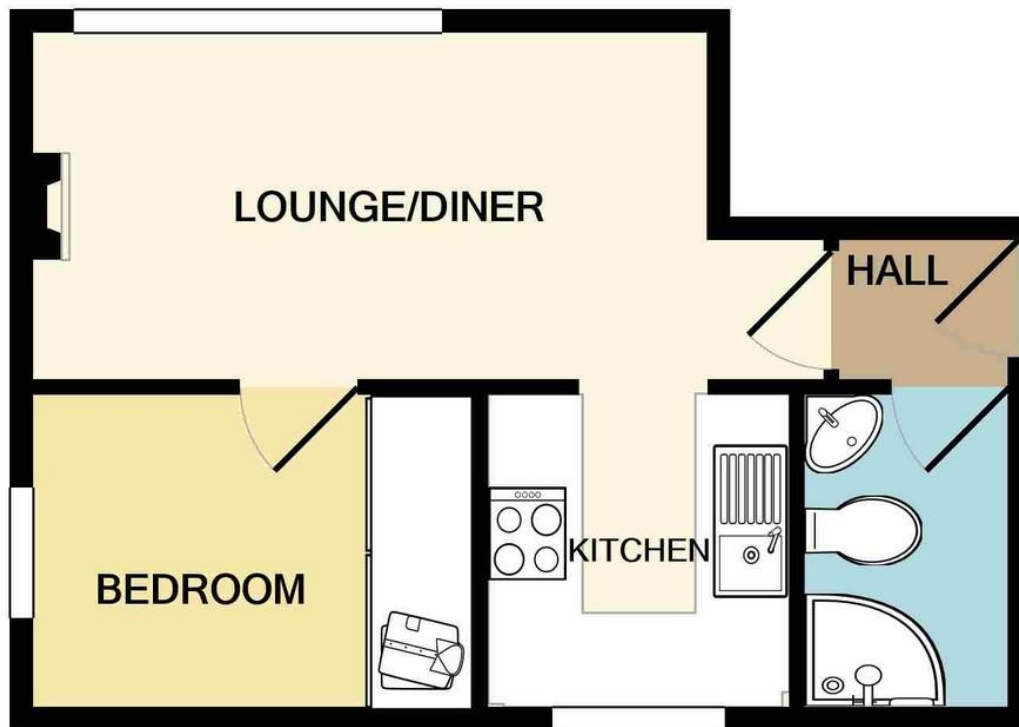
Service Charge - £180 per annum

Annual Service Charge Review Period - Annually in April

Council Tax Band - A

EPC Rate - D





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.

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