



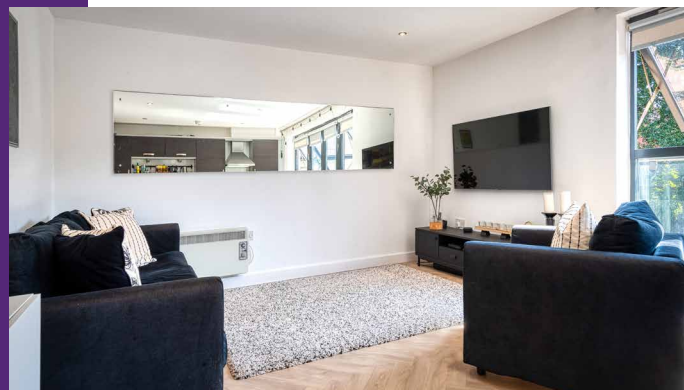
6 Buckley House

- Lockside | Stalybridge -

Looking for a smart apartment with style, great transport links and walks from your doorstep? This one is for you.

KEY POINTS

- Central Stalybridge Location
- Second Floor Apartment
- Views over the canal
- Allocated Parking
- Close to train station
- Two Bedrooms
- A great Investment opportunity



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Welcome to Buckley House, a first-floor apartment which sits at the back of this recent development with views over the Huddersfield Narrow Canal.

A well looked after development on the outskirts of Manchester, with your own parking space and intercom system, this is a real bolt hole which has it all.

The current owner has created a place to move straight in to and enjoy whilst you consider which bits you wish to personalise.

The welcoming hallway leads you along the corridor where the light filled open plan family room awaits you. Here you will find the dining area, cosy sitting room and fully fitted kitchen.

Fitted with generous cabinets, integrated fridge freeze and an electric hob and oven. There is plenty of space for even the most adventurous cook here!

Large double aspect windows in the sitting area make this light and bright room the social hub of the home. Throw open the French doors on warm days and enjoy the views over the canal, perfect for drinks parties and catching up with family and friends.

The second bedroom is located next door, this room is currently being used as the principal bedroom. It can accommodate a double bed, wardrobes and bedside cabinets, a full height window lets in plenty of light making this room bright and airy.

The second bedroom also has a full height window, plenty of space for a double bed and fitted wardrobes for visiting guests. A light, bright and quiet room which is again located at the front of the property.

Next door the family bathroom, is clean and bright with a three-piece white suite and a shower over a generous bath.

A storage cupboard and cloak room area opposite are perfect for the usual hideaway items - ironing board and Hoover.

Stalybridge has a bustling town centre with excellent transport links to Manchester and Yorkshire. The apartment overlooks the Huddersfield Narrow Canal, perfect for walks with friends. If you are feeling more adventures the Pennine Moors are close at hand offering varied walking opportunities.

Stalybridge Country Park lies just over a mile to the northeast of Stalybridge, with its four reservoirs and Cowbury Dale and adjoining land at Carrbrook.

There is a large Tesco within walking distance for the weekly shop and plenty of cafes and bars to enjoy.

Leasehold - The Lease was granted in 2007 for a term of 125 years.

There are currently 108 years remaining as of 3/7/24.

Ground rent is currently £384.29 per annum and subject to increase by RPI.

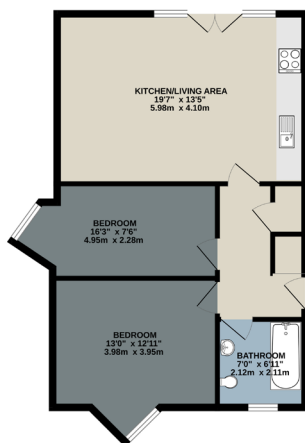
Service charge is currently £1,296 per annum (£108 per month) and includes Buildings insurance, window cleaning, communal area cleaning, window maintenance, roof and gutter maintenance, gardening, car park maintenance.

Please note dogs are not permitted in the apartments.



FLOOR PLAN

FIRST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.
We warrant that the information has been made to ensure the accuracy of the information contained here. Measurements are taken in accordance with the standard practice of the industry. We do not warrant the accuracy of the information provided. The services, systems and appliances shown here are not guaranteed and are provided as they are. We warrant that the information is true and correct.

TECHNICAL DETAILS

- Council tax band: B
- Tenure: Leasehold
- Electric Heating
- Double glazed
- Allocated car parking
- Intercom system
- 10 Minute Walk to Stalybridge train station
- Leasehold

Energy Efficiency Rating	
Current	Potential
78	84

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC