



## Ladson House, Lockside View, Stalybridge, SK15 3AT

### Offers over £140,000

An impressive & immaculate two bedroom second Floor (Top) apartment offers a prime canal side location with picturesque views over the Huddersfield Narrow Canal and is ideally located in the heart of Stalybridge within walking distance to local amenities, including shops, cafes, and restaurants and boasts excellent transport links within Stalybridge train station a ten minute walk away.

The contemporary, well planned and deceptively sized accommodation has been well cared for by the present owner and briefly comprises: Secure communal entrance hallway with pigeon hole mailboxes and stairs to all floors, Second Floor landing leading to the apartments entrance hallway, fantastic open plan lounge and kitchen with Juliet balcony overlooking the Huddersfield canal, two good sized bedrooms and a bathroom/WC. The property is double glazed with electric heating with parking that is made easy with an allocated space for the apartment, plus additional visitor parking available and communal garden areas.

Impressive Property - An early is strongly recommended to avoid any disappointment!



## GROUND FLOOR

### Communal Entrance Hallway

Secure entry via security intercom, pigeon hole mailboxes.

## SECOND FLOOR

### Landing

### Entrance Hallway

Solid front door with eye piece security, wooden flooring, security intercom, electric wall mounted heater.

### Store

Fantastic sized storage cupboard with hot water cylinder.

### Open Plan Living Lounge & Kitchen

15'11" x 16'6" (4.84m x 5.03m)

Impressive open plan lounge and kitchen with a matching range of white base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring electric hob with extractor hood and electric oven below, integrated fridge and freezer, integrated washing machine, impressive Juliet balcony with double opening patio doors and windows to side flooding the room with natural light couple with superb views over the canal, wooden flooring, TV aerial point and electric wall mounted fire.

### Bedroom 1

12'4" x 9'11" (3.76m x 3.02m)

Velux double glazed window to side, TV aerial point and electric wall mounted heater.

### Bedroom 2

12'4" x 7'5" (3.76m x 2.26m)

Velux double glazed window to side and electric wall mounted heater.

### Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower screen and shower over, wall mounted wash hand basin, low level WC, electric shaver point, electric heated towel rail.

## OUTSIDE

### Parking

Allocated Parking Space & visitor parking

### Gardens

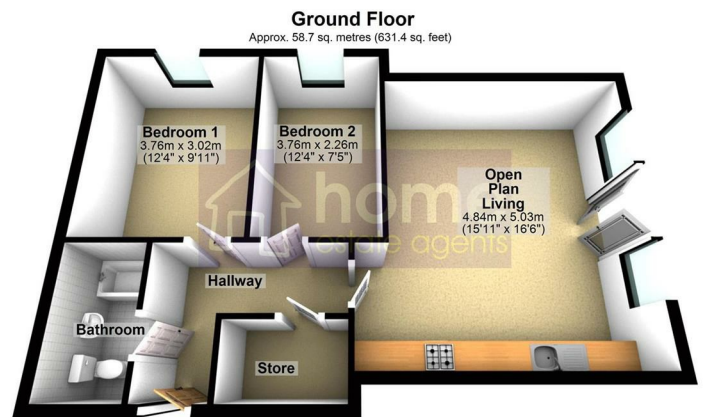
Communal Areas

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any

proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

