



9 Ladson House Lockside View, Stalybridge, SK15 3AT

Offers Over £145,000

Welcome to Ladson House, Lockside view, Stalybridge.

This stunning, canal side penthouse apartment is located in the heart of Stalybridge.

The apartment has so much to offer a range of purchasers from those looking to buy for the very first time as even as a low maintenance base to downsize too.

Upon entering the well maintained communal areas house the mailboxes and offering a secure intercom entry system for residents. The open plan lounge/dining area is dominated by the stunning picture window which boasts far reaching views along the canal and beyond accompanied by a Juliet balcony.

There are two bedrooms complete with Velux windows and a bathroom suite in a neutral colour palette.
Externally the development offers allocated parking plus options for visitors.

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Communal Entry:

Mailboxes, intercom entry system.

Hallway

Door.

Lounge/Dining Room

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

Two windows to side, double door, door to:

Store

Bedroom 1

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

Window to rear, door to:

Bedroom 2

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

Window to rear, door to:

Bathroom

Door to:

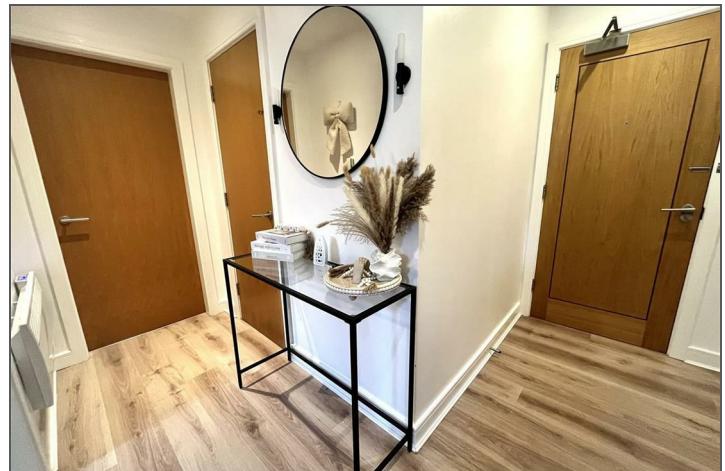
Externally:

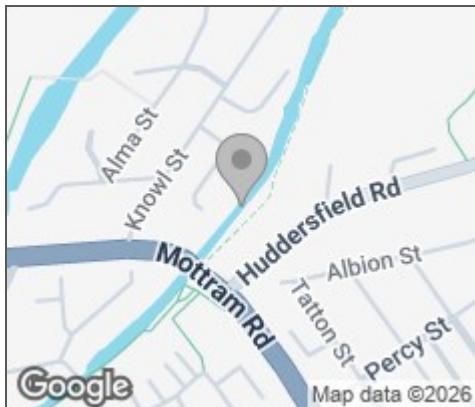
The property has an allocated parking space plus several visitor spaces.

Additional Information:

Council Tax Band - B

EPC - D





Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



Total area: approx. 57.7 sq. metres (620.9 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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