



## Manchester Road, Stocksbridge, S36

Asking Price £240,000

- TWO BEDROOM TWO BATHROOM APARTMENT WITH TERRACE BALCONY
- RESIDENTS FACILITIES INCLUDE LOUNGE, IT SUITE, LIBRARY & ACTIVITY STUDIOS
- EMERGENCY PULL CORD AND OPTIONAL FALL ALERT EQUIPMENT
- INTEGRATED RETIREMENT COMMUNITY - LIFT AND STAIRS ACCESS
- THE APARTMENT HAS SPACIOUS ROOMS & WIDE DOORWAYS THROUGHOUT
- MAINTAINED GARDENS AND GROUNDS ALSO INCLUDED IN THE SERVICE CHARGE
- SERVICE CHARGE TO INCLUDE UTILITY BILLS - ENJOY STRESS FREE HEATING!
- PARKING SPACES, GARAGES & STORAGE FACILITIES AVAILABLE TO RENT
- WELL BEHAVED PETS WELCOME

# Manchester Road, Stocksbridge, S36

Spacious two-bedroom retirement apartment with a rare private terrace balcony and utility bills included in the service charge, set within the sought-after Otium of Stocksbridge retirement living development. This exceptional 'Bronte' design offers generous, wheelchair-friendly accommodation with monitored bathroom emergency cords, optional personal fall-alert devices, and access to resident facilities including a lounge, IT suite, library, and activity studios. The building provides excellent accessibility via staircases at either end, a large lift near the main entrance, and additional upper ground-floor car park access. The layout comprises an entrance hallway, lounge/dining room, fitted kitchen, private terrace balcony, principal bedroom with built-in wardrobe and en-suite shower room, second bedroom, and separate family bathroom, with secure fob-controlled parking and optional garages, spaces, and storage available to rent. Well behaved pets welcome.



Council Tax Band: B



### **ENTRANCE HALLWAY**

An Oak door opens to the spacious and welcoming hallway with; Carpet flooring; Ceiling light point; Underfloor heating; Oak doors to all rooms and a storage area

### **LOUNGE DINING ROOM**

Double doors open from the hallway open to the lovely lounge and dining area, having; Carpet flooring; Two ceiling light points; Underfloor heating; Wall mounted intercom door access system; Two patio doors to the balcony seating area; Double doors open to the kitchen;

### **TERRACE BALCONY**

With only this and one other property in the development benefiting from an outdoor seating terrace balcony, with space for planters, table and chairs... a great space to sit out and enjoy a coffee or glass of wine!

### **KITCHEN**

The fully fitted kitchen comprises of pale grey wall, base and drawer units; Black roll top work surfaces & upstands Single sink and drainer with mixer tap; Set beneath a uPVC double glazed window; Integrated Fridge freezer, Oven, Washing machine, Four ring induction hob and extractor fan above; Recessed ceiling spotlights; Underfloor heating; Wood effect vinyl flooring;

### **BEDROOM ONE**

The spacious primary bedroom has;; Good sized uPVC double glazed window to the side elevation; Underfloor heating; Carpet flooring; Two ceiling light points; Built in wardrobe storage; Oak door to ensuite;

### **EN SUITE SHOWER ROOM**

This generous ensuite shower room comprises of; corner shower cubicle with screen doors; WC; floating vanity wash basin with drawer storage;

vertical heated towel rail; emergency alert pull cord; recessed ceiling spotlights; extractor fan; tiled flooring and predominantly tiled walls.

### **BEDROOM TWO**

A further double bedroom with; Carpet flooring; Built in storage; Underfloor heating; Ceiling light point; uPVC double glazed window to the side elevation;

### **FAMILY BATHROOM**

The pristine family bathroom has never been used and consists of; Panelled bath; WC; Floating wash basin set into a vanity storage unit; Heated towel rail; Tiled floor and part tiled walls; Recessed ceiling spotlights; Extractor fan; Emergency alert pull cord;

### **OUTSIDE**

The retirement complex is set in lovely maintained gardens and has a secure fob controlled gated car park. An optional extra offers residents the choice to rent car park spaces, garages and storage facilities, if needed.

### **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own

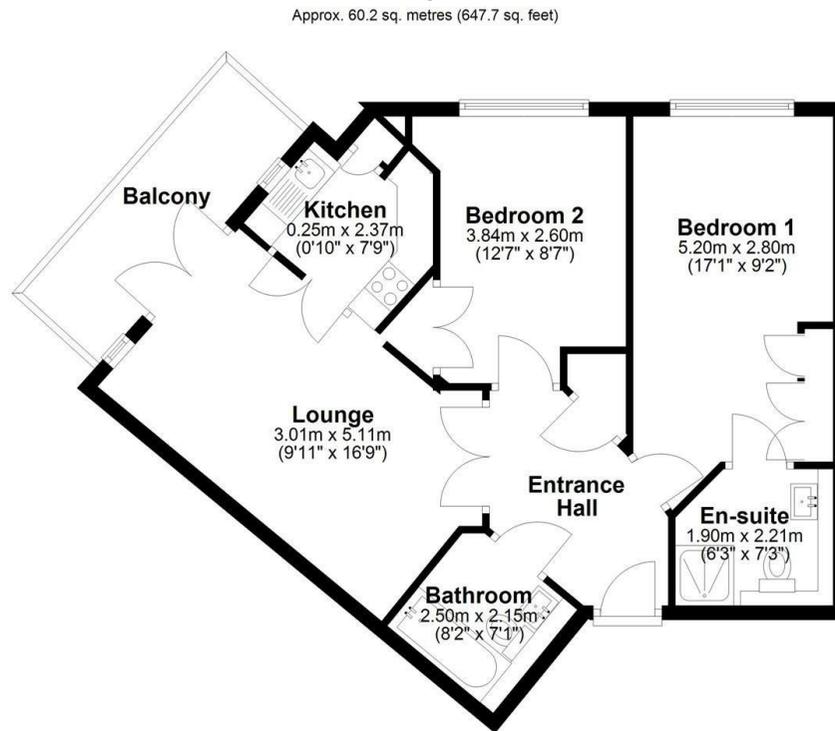
Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

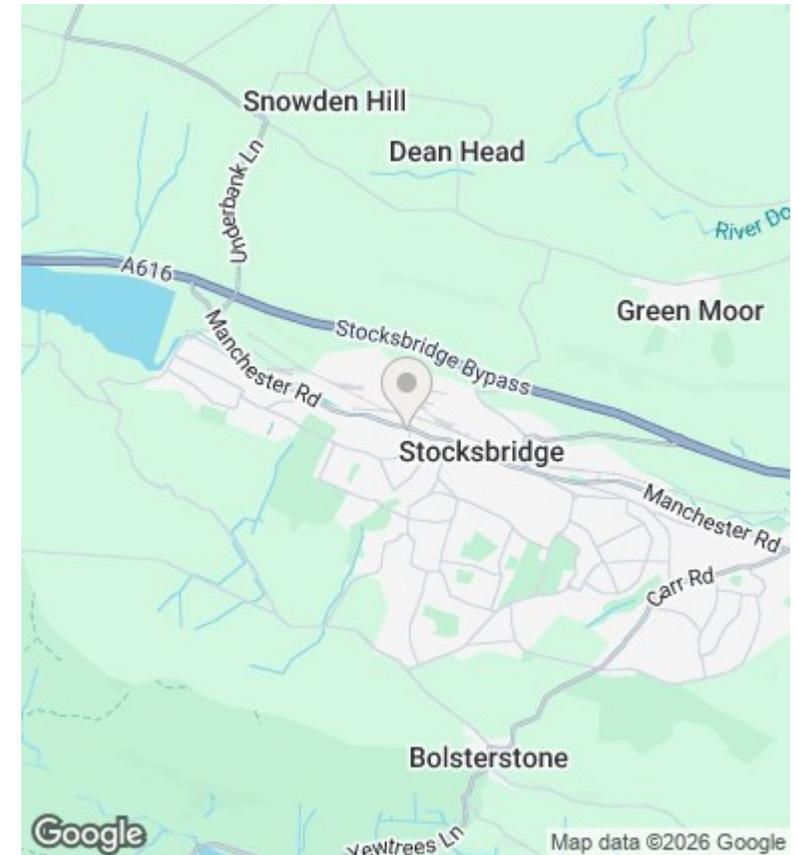






Total area: approx. 60.2 sq. metres (647.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B

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