



Canal View
Stalybridge, SK15 3AX

Offers over £124,995



There's no agent like home

****NO CHAIN**** This charming ground floor apartment offers an idyllic location nestled between the picturesque Huddersfield Narrow Canal and the serene River Tame. Its prime position within walking distance of Staybridge Town Centre ensures convenience to local amenities and excellent transport links.

Featuring an open-plan living area, this apartment seamlessly blends functionality with modern design, providing a versatile space for relaxation and entertainment. The kitchen area offers practicality and style. With two well-proportioned bedrooms, including one with an en-suite bathroom, this residence offers both comfort and privacy. Outside, residents can enjoy the beauty of a communal garden, ideal for relaxation or social gatherings. The allocated parking ensures hassle-free parking, while gated access provides added security and peace of mind.

****Viewing Highly Recommended****



GROUND FLOOR

Hall

Doors leading to:

Open Plan Living 21'6" x 10'3" (6.55m x 3.12m)

Kitchen area fitted with matching base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed window to front, wall mounted electric heater.

Bedroom 1 15'3" x 9'10" (4.66m x 2.99m)

Double glazed window to front, wall mounted electric heater, French doors leading outside, door leading to:

En-suite 7'0" x 3'9" (2.13m x 1.14m)

Three piece suite comprising shower enclosure, wash hand basin and low-level WC.

Bedroom 2 9'8" x 5'10" (2.95m x 1.78m)

Double glazed window to front, electric wall mounted heater.

Bathroom 6'9" x 6'0" (2.06m x 1.83m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC.

OUTSIDE

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/her self 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

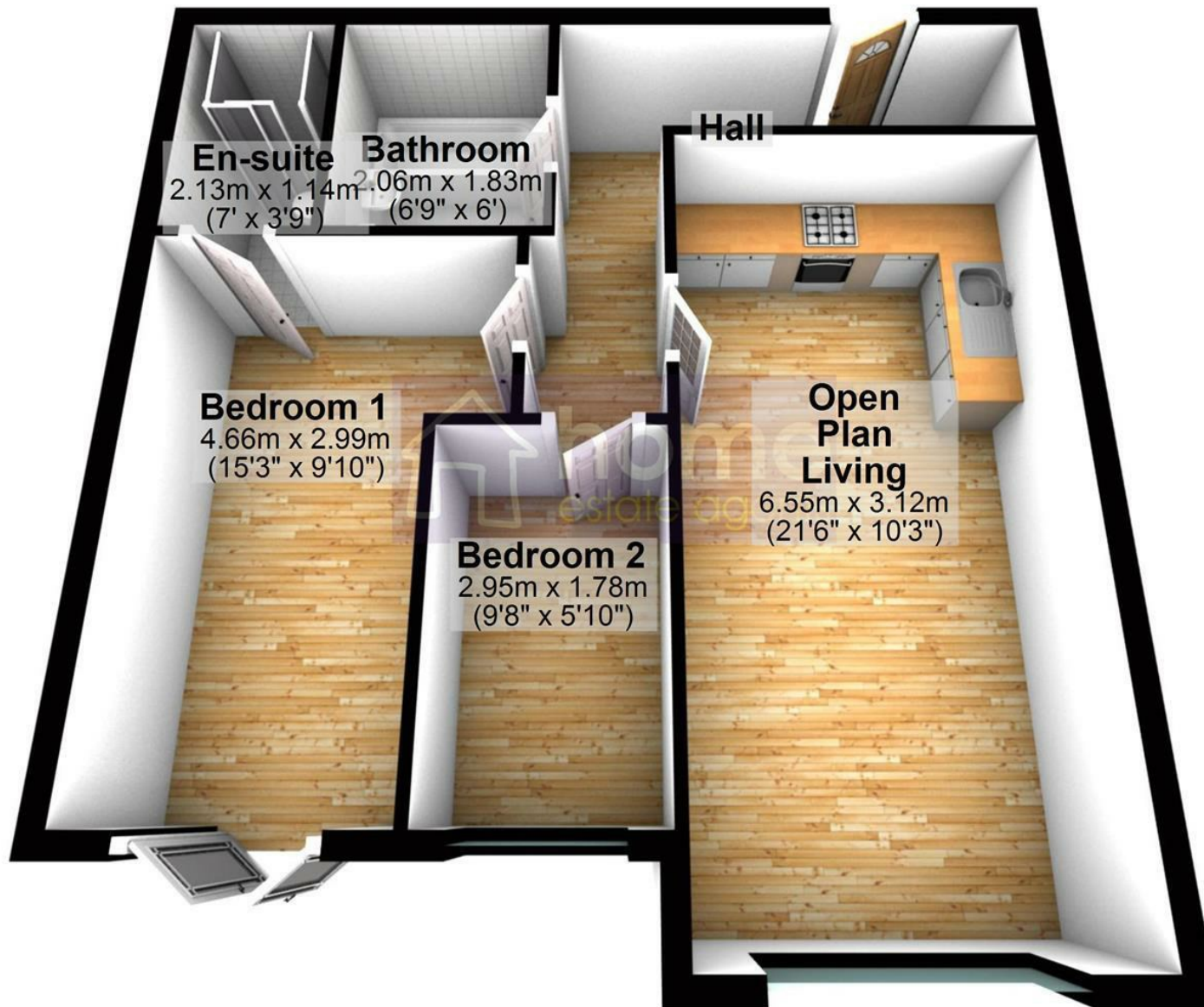
proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(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