



Lockside View, Stalybridge, SK15 3AF

Offers over £135,000

This attractive one bedroom ground floor apartment is ideally positioned within a popular canalside development, enjoying pleasant views overlooking the canal while being just a short distance from Stalybridge town centre with its wide range of amenities, shops, cafes and excellent transport links including bus and rail services providing easy access to Manchester and the surrounding areas. Offered for sale with no vendor chain, the property would make an ideal purchase for first time buyers, those looking to downsize or investors.

The accommodation comprises an entrance area leading into a bright open plan living and kitchen space, designed for modern living. A door from the living area opens directly out onto a patio area overlooking the canal, providing a pleasant spot to sit out and enjoy the peaceful waterside setting.

The apartment also benefits from a well proportioned bedroom and a three-piece bathroom. Externally, the development is well maintained and the property benefits from an allocated parking space, providing additional convenience.

Combining a desirable canalside position with easy access to local amenities and transport connections, this is a fantastic opportunity to acquire a well located and low maintenance home in a sought after development.



GROUND FLOOR

Hall

Doors leading to:

Living Room/Kitchen

15'11" x 11'8" (4.85m x 3.56m)

Fitted with a matching base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, electric radiator, door leading out to patio area.

Bedroom

8'10" x 12'5" (2.69m x 3.78m)

Double glazed window to rear, electric radiator.

Bathroom

Three piece suite comprising, bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to side, electric radiator.

OUTSIDE

Allocated Parking.

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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Total area: approx. 35.8 sq. metres (385.1 sq. feet)

