



1 Buckley House Lockside View, Stalybridge, SK15 3AG

Offers Over £145,000

Waterside Living In The Heart Of Stalybridge!

Welcome to Lockside View, a development of purpose built apartments constructed in 2008, perfectly positioned alongside the Huddersfield Narrow Canal and just a short stroll from Stalybridge's vibrant town centre. We are delighted to offer for sale this ground floor, two bedroom apartment, complete with double doors opening onto a waterside terrace.

Buckley House sits proudly as the middle of three apartment blocks within the development. Step through the communal entrance vestibule, where your post box is conveniently located, and into the apartment itself. You're welcomed by an entrance hallway which leads through to the heart of the home - a fantastic open plan lounge/kitchen/diner. Measuring almost 20ft in width, this is a brilliant, sociable space featuring a modern kitchen with integrated appliances and ample room for both relaxing and dining. Picture yourself on a sunny day with the patio doors open, enjoying the peaceful canal-side setting as ducks drift by.

The master bedroom is well proportioned, bright and airy, while the second bedroom is another good size, enhanced by a curved wall feature that adds a touch of

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Communal Entrance

Hallway

Laminate floor flooring. Downlights to ceiling. Electric wall mounted heater. Intercom system.

Open Plan Living

11'10" x 19'7" (3.61m x 5.97m)

Kitchen Area is fitted with matching range of base and eye level units with coordinating worktops over. Integrated fridge freezer. Integrated washing machine. Built in Bosch electric oven with four ring electric hob and extractor hood over. Laminate flooring throughout. Downlights to ceiling. Wall mounted electric heater. Double doors opening out onto terrace.

Bedroom One

8'3" x 14'11" (2.51m x 4.55m)

Window to side, Fitted carpet. Ceiling light. Window to side elevation. Electric wall mounted heater.

Bedroom Two

10'11" x 12'4" (3.33m x 3.76m)

Window to rear, Fitted carpet. Ceiling light. Window to side elevation. Electric wall mounted heater.

Bathroom

Fitted with white three-piece suites comprising panelled bath with mixer tap mains fed shower and glass shower screen over, hidden cistern WC, and hand wash basin. Electric wall mounted heated towel rail. Downlights to ceiling. Window to side elevation. Extractor.

Cupboard

Outside

Allocated parking space plus visitor parking.

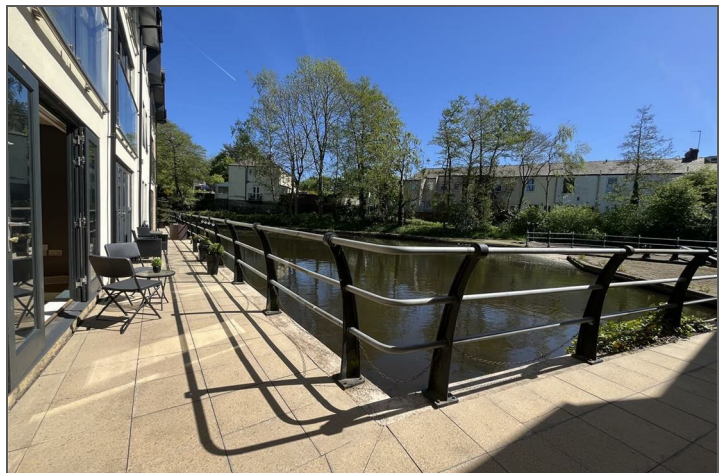
Waterside terrace to rear which looks right out over the canal. Please note this terrace area is communal.

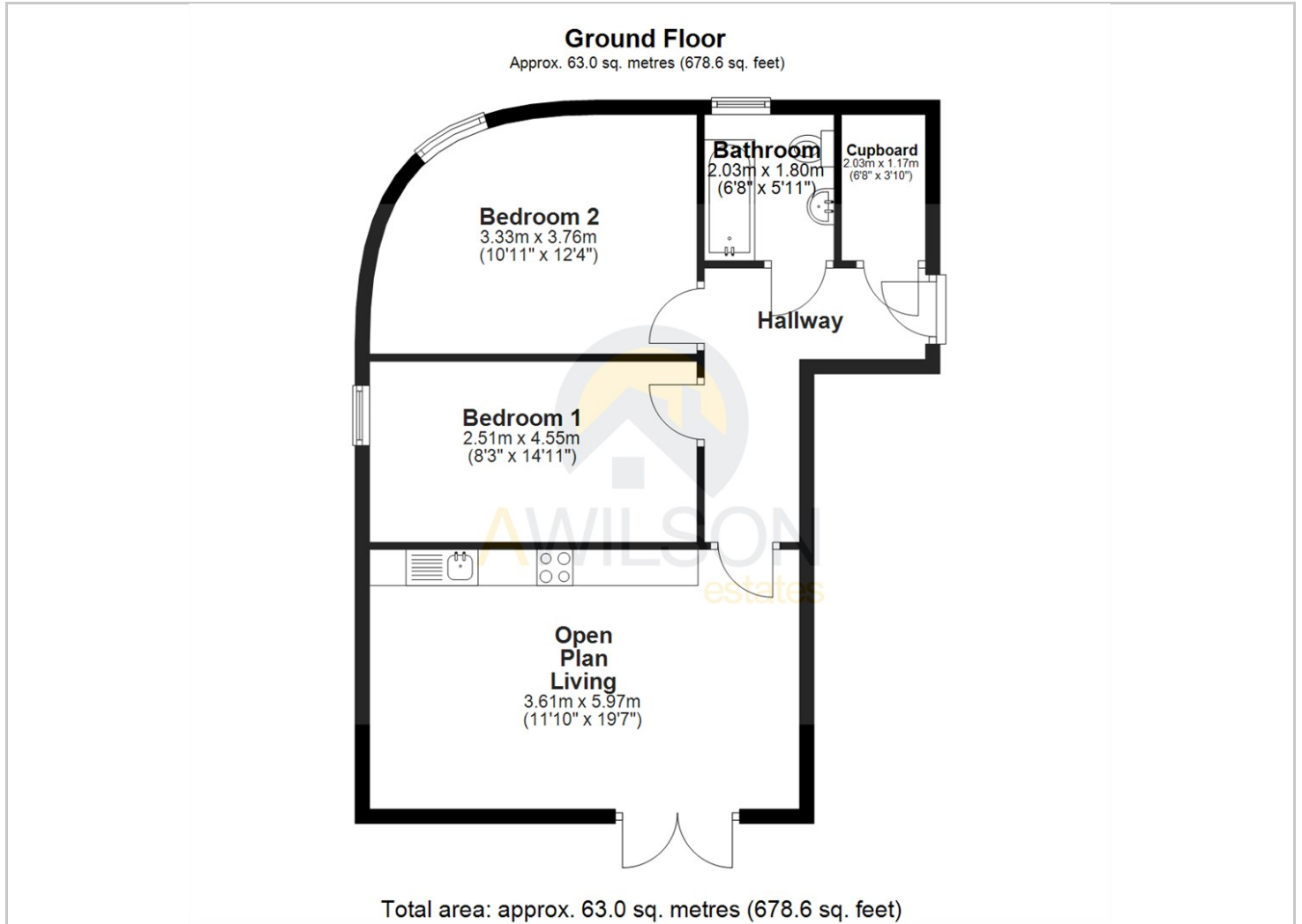
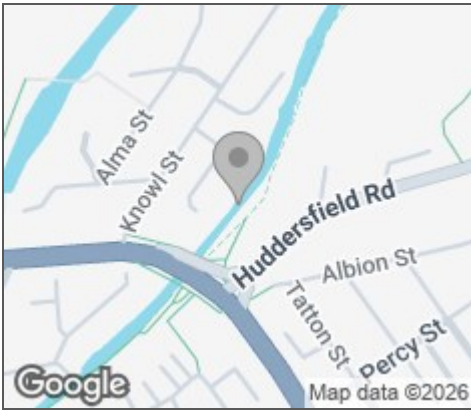
Additional Information

Tenure: Leasehold

EPC: C

Council Tax Band: B





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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		73	82				

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