



## **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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, Stalybridge, SK15 3AT

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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.

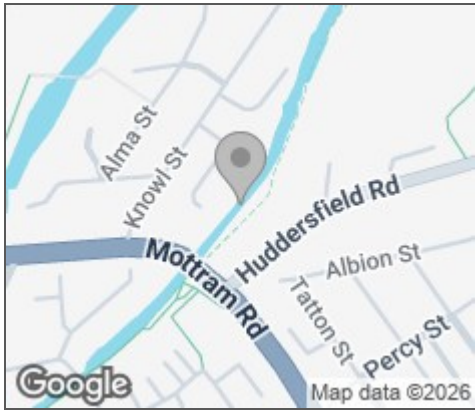
## **Additional Information:**

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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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