

HUNTERS®

HERE TO GET *you* THERE



Prescott Street

Smallbridge, Rochdale, OL16 2PE

£170,000



- DECEPTIVELY SPACIOUS END TERRACE
- SPACIOUS NEWLY DECORATED LOUNGE
- TUCKED AWAY ON A NO THROUGH ROAD
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B

- NEWLY FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- SOLD WITH NO CHAIN
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

Prescott Street

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£170,000



Tucked away on a no-through road, this deceptively spacious end-terrace property has been newly decorated throughout and is offered to the market with no onward chain.

The accommodation includes a bright and welcoming lounge, a generously sized kitchen diner ideal for family meals or entertaining, and a useful store room. Upstairs, there are three well-proportioned bedrooms and a modern bathroom.

Outside, the property benefits from a low-maintenance rear yard and front garden. Located in a sought-after area of Smallbridge, the home is within easy reach of a range of amenities, schools, and excellent transport links.

Perfect for first-time buyers, families, or investors alike – early viewing is highly recommended.

Lounge

17'8" x 12'7" (5.40 x 3.86)

A bright and inviting reception room, newly decorated and fitted with new flooring and a front-facing window allowing natural light to fill the space.

Kitchen Diner

16'2" x 14'9" (4.95 x 4.50)

A spacious and newly fitted kitchen/diner featuring a range of modern base and wall units, providing ample storage and worktop space. The kitchen includes space for appliances and a family dining table, and a rear-facing window offering plenty of natural light. There is access to a cellar for additional storage and stairs leading to the first floor.

Store Room

7'3" x 3'9" (2.23 x 1.16)

A useful store room located off the kitchen, housing the boiler and offering potential to be used as a cloakroom or utility area. A door provides direct access to the rear yard.

Cellar

13'1" x 12'6" and 12'6" x 5'11" (4.01 x 3.83 and 3.83 x 1.82)

Accessed via a hatch in the kitchen floor, the two cellar spaces offer generous additional storage space.

Landing

Provides access to all three bedrooms and the family bathroom.

Bedroom 1

13'7" x 10'9" (4.15 x 3.28)

A spacious double bedroom featuring a front-facing window that fills the room with natural light. Ideal as a main bedroom with ample space for furnishings.

Bedroom 2

13'9" x 10'9" (4.20 x 3.28)

A well-proportioned second double bedroom with a window overlooking the rear.

Bedroom 3

9'11" x 6'11" (3.04 x 2.11)

A good-sized third bedroom, perfect for use as a child's room, guest room, or home office.

Bathroom

7'6" x 7'1" (2.29 x 2.17)

The bathroom features a white three-piece suite, complete with a shower over the bath. A window to the rear aspect allows natural light and ventilation.

External

The property benefits from an enclosed, paved yard to the rear, offering a private and low-maintenance outdoor space. To the front, there is a garden and convenient on-street parking directly in front of the property.

Material Information - Littleborough

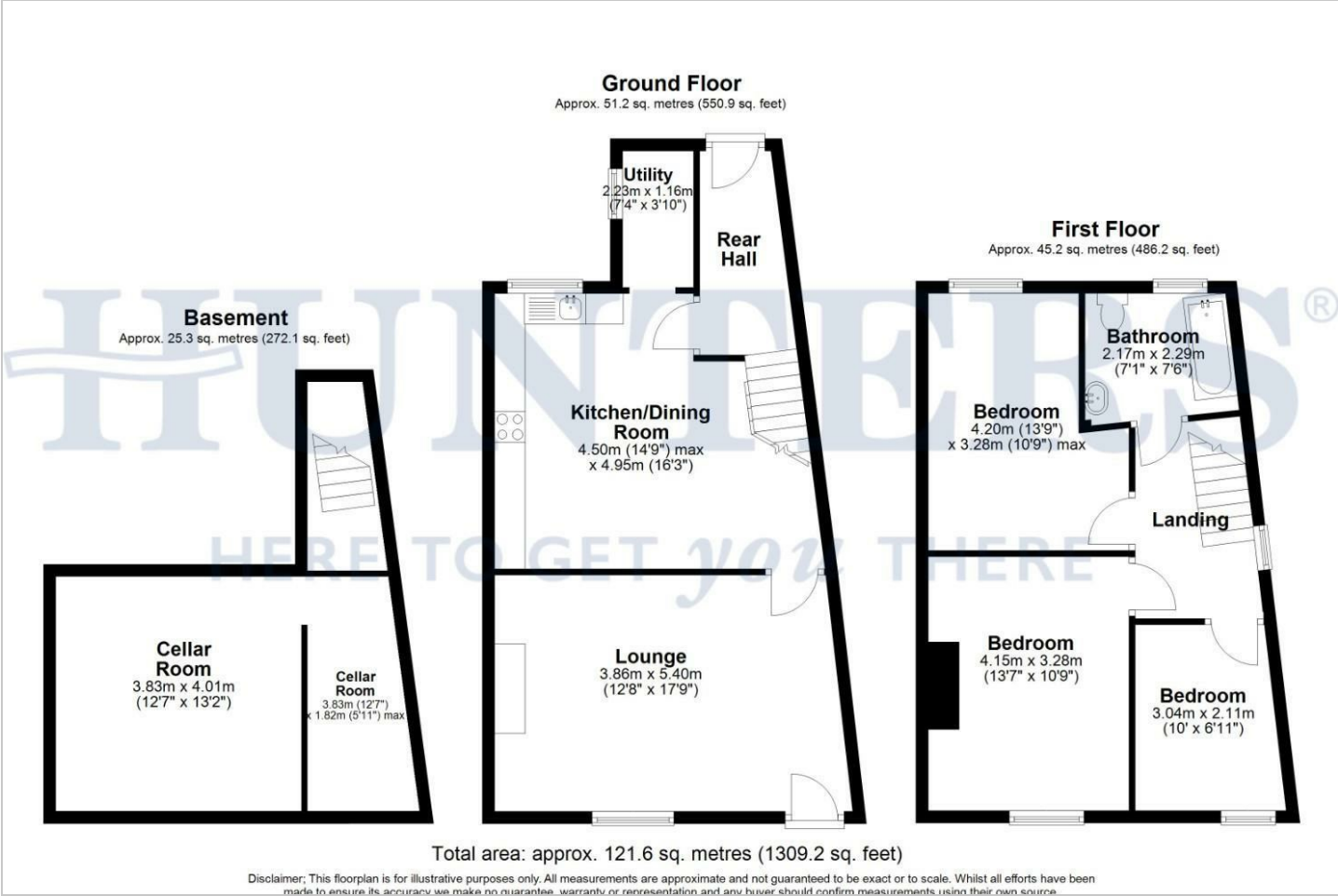
Tenure Type; Leasehold

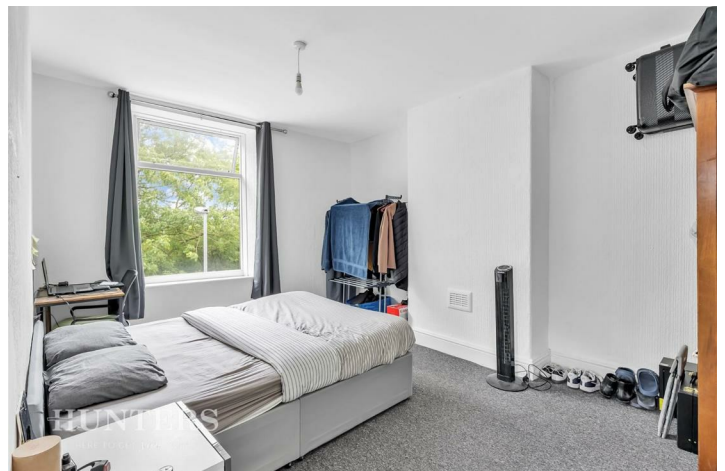
Leasehold Years remaining on lease; 869

Leasehold Ground Rent Amount £1

Council Tax Banding; ROCHDALE BAND B

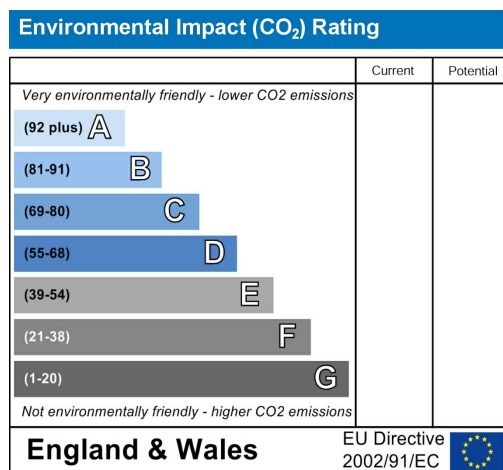
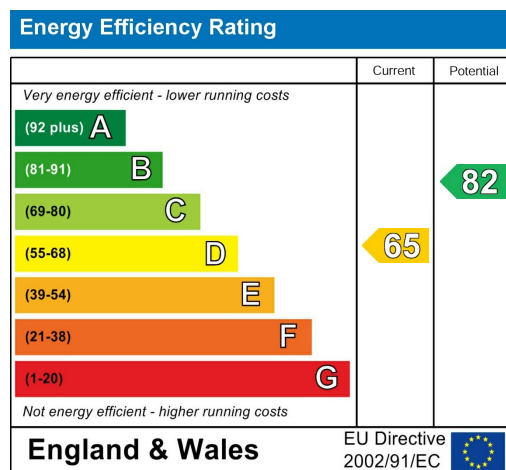
Floorplan







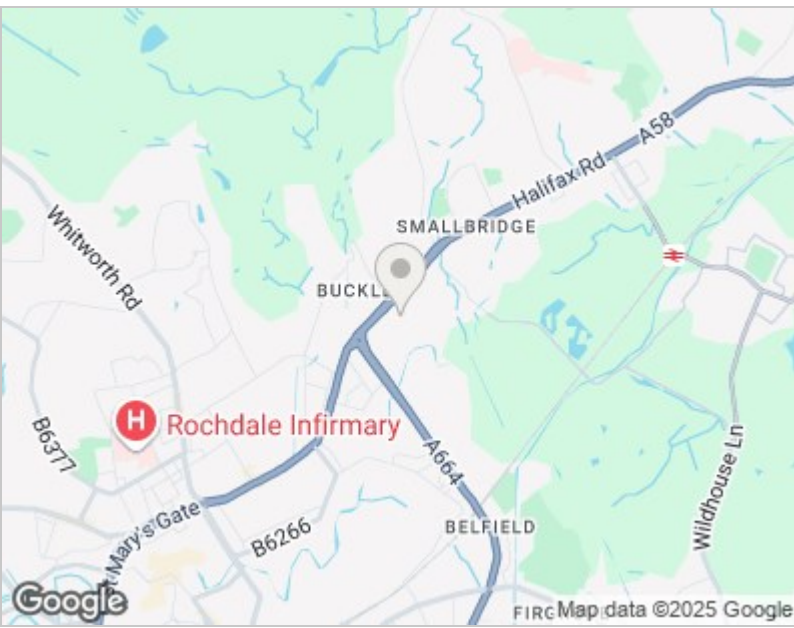
Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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