Dalton Close, Firgrove, Rochdale, OL16 4AX

- GROUND FLOOR FLAT
- SPACIOUS LOUNGE
- ACCESSED VIA OWN PRIVATE ENTRANCE
- COMMUNAL GARDENS AND RESIDENT PARKING
- COUNCIL TAX BAND A
- ONE DOUBLE BEDROOM
- FITTED KITCHEN AND BATHROOM
- AFFORDABLE AND LOW MAINTANENCE
- EPC RATING C
- LEASEHOLD

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£90,000

Dalton Close, Firgrove, Rochdale, OL16 4AX

DESCRIPTION

Situated in a quiet cul-de-sac location, close to public transport links providing direct access to Rochdale, Milnrow and surrounding local amenities, this well-presented one-bedroom, ground-floor apartment offers affordable and low-maintenance living.

Ideal for a first-time buyer or investor, the property briefly comprises of its own welcoming entrance hall, spacious lounge, fitted kitchen, bedroom and bathroom.

Externally, the property benefits from access to a well-maintained communal lawned garden, along with residents' parking to the front.

Offered for sale with NO ONWARD CHAIN, this property is an excellent opportunity and viewing is highly recommended.

Hallway
This welcoming hallway provides access to the accommodation and features practical storage cupboards.

Lounge
13'11" x 12'9" max
The lounge benefits from a large window that fills the room with natural light and a classic fireplace creating a cosy atmosphere. With access leading to the kitchen.

Kitchen
8'2" x 10'6"
The kitchen is practical and well-lit, featuring a window above the sink that overlooks the communal garden. It includes a range of wall and base units with ample work surfaces and space for appliances, including a washing machine, freestanding cooker and fridge freezer. With access leading to the communal garden.

Bedroom
11'7" x 11'
This well-proportioned bedroom enjoys plenty of natural light through its window overlooking the communal garden. With a built in fitted storage cupboard and space for additional bedroom furniture.

Bathroom
8'2" x 5'4"
The bathroom is fitted with a modern suite and includes a bathtub with a shower attachment, a low level WC and a compact wash basin, all arranged efficiently within the space. A frosted window provides privacy while allowing natural light to enter.

Communal Garden and Parking
The rear communal garden offers a space to sit out and enjoy. Ample resident parking can be located to the front of the property.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 102
Leasehold Annual Service Charge Amount £132.00
Leasehold Ground Rent Amount: £10.00
Council Tax Banding; ROCHDALE COUNCIL BAND A

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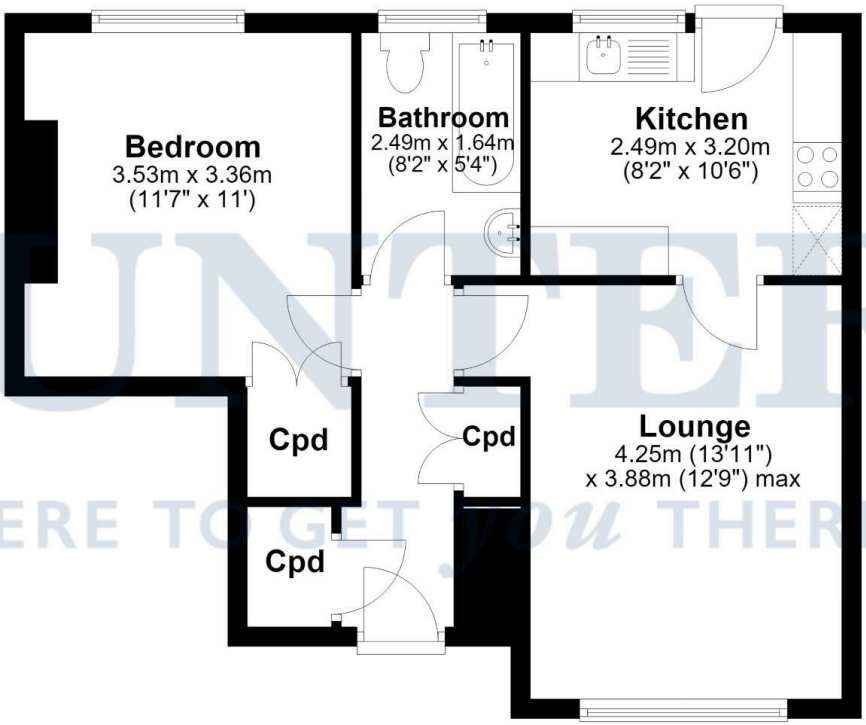
Ground Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



Total area: approx. 47.6 sq. metres (512.9 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

Viewings

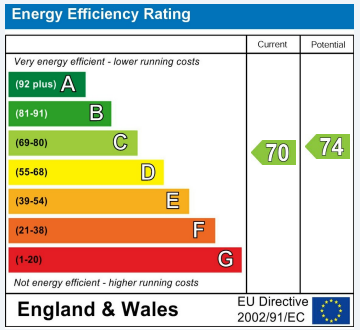
Please contact littleborough@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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