HUNTERS®

HERE TO GET *you* THERE



Brocklebank Road

Rochdale, Lancashire, OL16 3AX

£160,000

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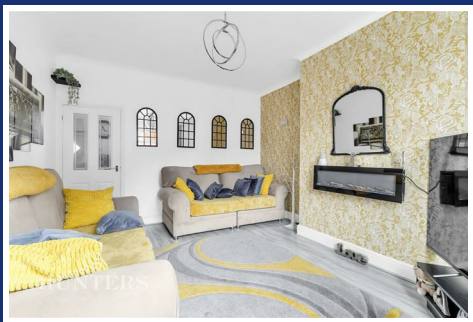
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO GENEROUS DOUBLE BEDROOMS
- GOOD-SIZED ENCLOSED REAR YARD
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- DECEPTIVELY SPACIOUS TERRACE
- SPACIOUS DINING KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LEASEHOLD
- EPC RATING D

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Hunters Estate Agents are delighted to bring to the market this beautifully presented and spacious two-bedroom terraced property, offered for sale with NO ONWARD CHAIN. Situated in a popular residential area of Rochdale, the property is conveniently positioned for a range of local amenities, including shops, schools, Kingsway Retail Park and excellent transport links.

Tastefully decorated and well maintained throughout, the property offers light, airy and generously proportioned accommodation, making it an ideal choice for a variety of buyers.

The accommodation briefly comprises an entrance vestibule, a welcoming lounge and a spacious dining kitchen, providing ample room for both everyday living and entertaining. To the first floor are two generously sized double bedrooms and a family bathroom.

The property further benefits from gas central heating and double glazing throughout.

Externally, to the rear is a good-sized, enclosed yard, offering a private and low-maintenance outdoor space, ideal for seating and enjoying the warmer months.

An excellent opportunity for first-time buyers, those looking to downsize or investors seeking a buy-to-let property. Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this lovely home has to offer.

Hall
A welcoming entrance hall offers access to the lounge and stairs leading to the first floor.

Lounge
14'11" x 12'3" (4.54m x 3.73m)
The lounge features a large front-facing window bringing in natural light and a wall-mounted electric fireplace. Ample space for a range of furniture.

Dining Kitchen
10'11" x 15'3" (3.33m x 4.65m)
The dining kitchen is spacious and bright with large windows overlooking the rear garden. It features a range of wall and base units, with a range of appliances including an oven and hob, as well as space for a freestanding fridge freezer and plumbing for a washing machine. Offering space for a dining table, providing a practical space for meals.

Landing
The carpeted staircase and landing create a neutral and bright transition to the first floor.

Bedroom 1
11'9" x 15'3" (3.58m x 4.65m)
The main bedroom is a generous double with a large window overlooking the front of the property.

Bedroom 2
14'1" x 7'4" (4.29m x 2.25m)
The second bedroom is a smaller double, with a window to the rear garden.

Bathroom
10'11" x 7'7" (3.33m x 2.30m)
The bathroom is well-appointed with a white suite including a bathtub, separate shower cubicle, wash hand basin and low level WC. With a heated towel rail, and a frosted window to provide a fresh and functional space.

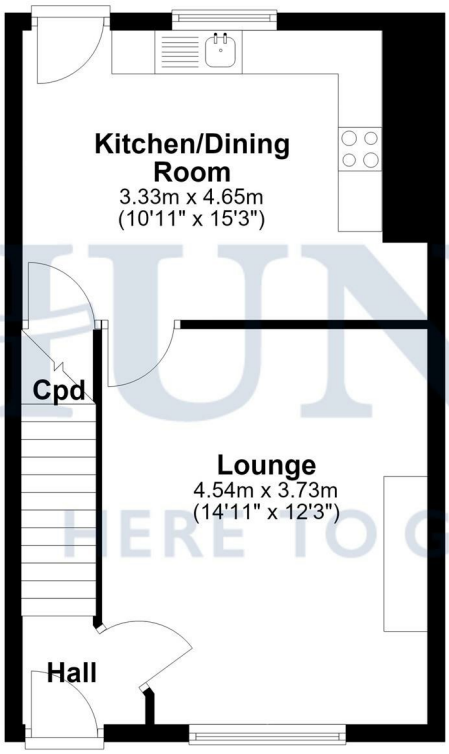
Rear Garden
The rear garden offers a private outdoor space with a paved patio ideal for seating or dining. It is enclosed with brick and timber fencing, planted borders, and a gate leading to the rear, along with a large garden shed for storage.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 883
Leasehold Ground Rent Amount: £1.15s.0d
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

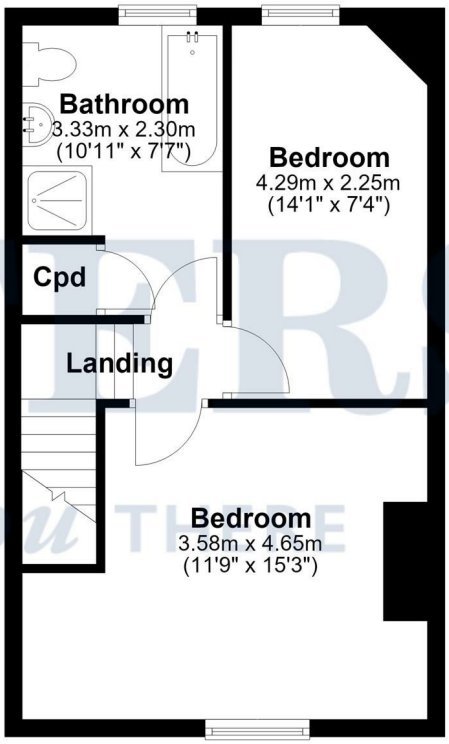
Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



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Total area: approx. 73.9 sq. metres (795.2 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.



















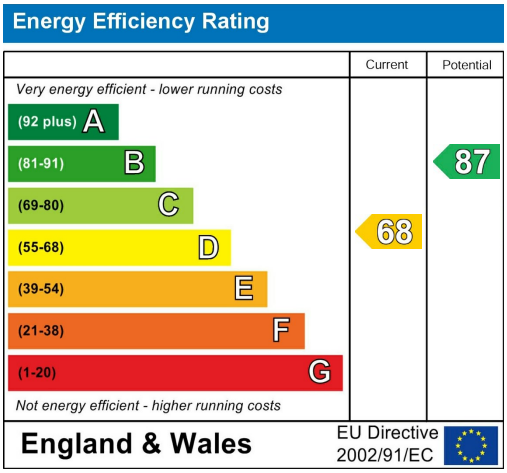


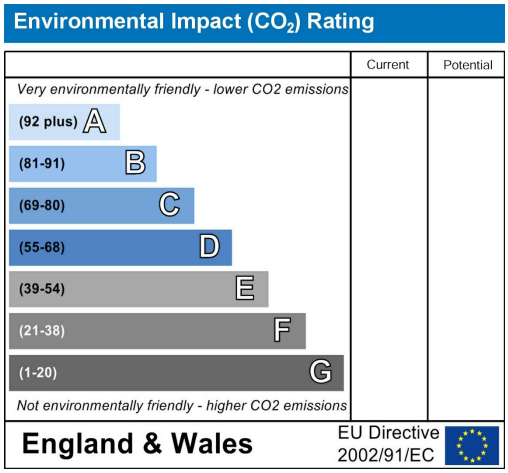






Energy Efficiency Graph

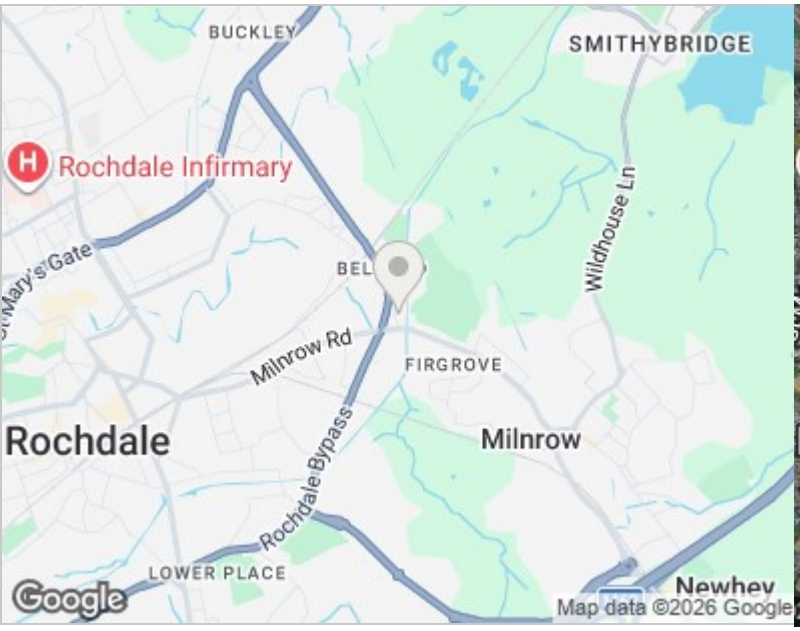




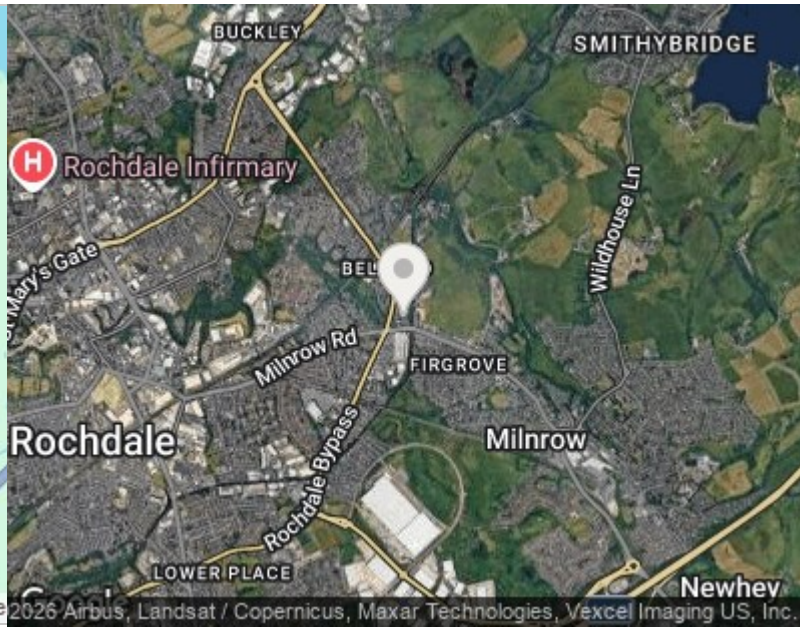
Viewing

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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