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# Halifax Road

Rochdale, OL16 2RZ

## £130,000

1 1 1 D

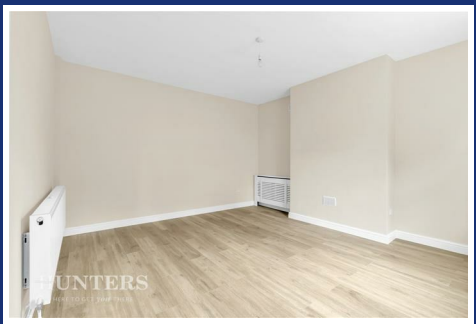
- BEAUTIFULLY RENOVATED ONE BEDROOM BACK-TO-BACK
- NEW KITCHEN, BATHROOM & FLOORING
- REWIRED & FULLY REDECORATED THROUGHOUT
- COUNCIL TAX BAND A
- LEASEHOLD
- FULLY REFURBISHED AND READY TO MOVE INTO
- NEW HEATING SYSTEM, WINDOWS & DOORS
- IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR DOWNSIZERS
- EPC RATING TBC

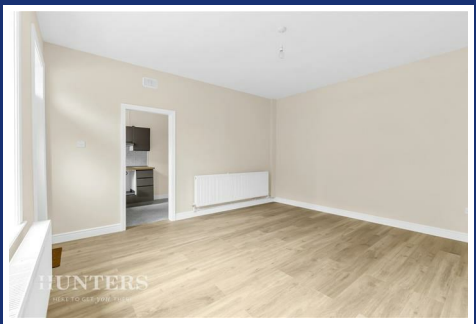
Tel: 01706 390 500

# Halifax Road

## Rochdale, OL16 2RZ

## £130,000



A beautifully presented and fully renovated one-bedroom back-to-back property, ideally located in Hurstead. The property has undergone a comprehensive programme of improvements including a full rewire, new heating system, new windows and doors, new flooring, a modern kitchen and bathroom, and full redecoration throughout.

The accommodation comprises a light and airy lounge, modern kitchen, first-floor bathroom and a large, spacious bedroom. Offered for sale with no onward chain, this property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

Conveniently located for local amenities and transport links, with Smithy Bridge railway station providing connections to Leeds and Manchester, along with easy access to Rochdale and Littleborough town centres. Viewing is highly recommended.

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## Lounge

14'10" x 13'11" (4.52m x 4.24m)

This bright and spacious lounge offers a welcoming atmosphere with its light wood flooring and soft neutral walls. The room benefits from natural light through a front-facing window and the lounge connects directly to the kitchen.

## Kitchen

14'10" x 6'11" (4.52m x 2.10m)

The kitchen is thoughtfully designed with modern grey gloss wall and base units and natural wood-effect work surfaces. A large window above the sink provides plenty of daylight. The kitchen features an integrated extractor fan and ceramic hob, with space for an oven. The flooring is practical and complements the cabinetry, while the open stairway to the first floor is a distinctive feature, with rope balustrades adding a touch of character to the space.

## Landing

With access leading to bedroom and bathroom.

## Bedroom

14'10" x 13'11" (4.52m x 4.24m)

This well-proportioned bedroom features ample space and is finished with light wood flooring and neutral walls to create a restful environment. A large window overlooks the front of the property, providing natural light throughout the day. The room's generous dimensions allow for versatile furniture arrangements to suit a variety of needs.

## Bathroom

7'9" x 6'11" (2.37m x 2.10m)

The bathroom is a stylish space with a modern black and white checkerboard tiled floor and striking walls featuring a marbled pattern with gold accents around the bath area. There is a white bathtub with gold fixtures, a contemporary basin on a vanity unit, and a low level WC. A frosted window allows natural light in while maintaining privacy.

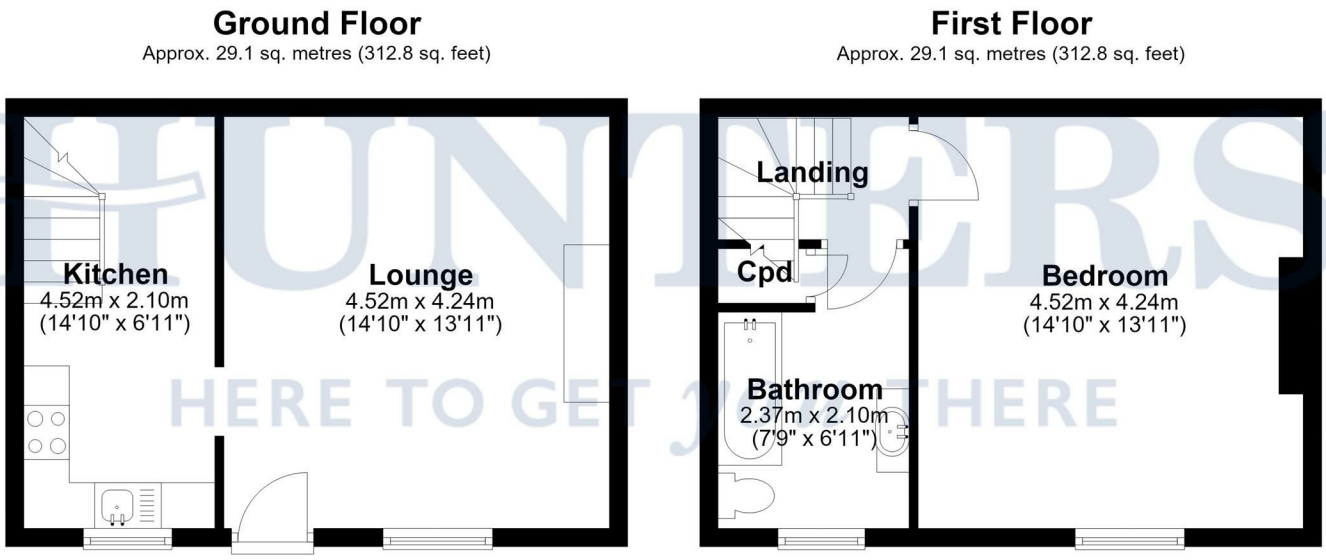
## Front Exterior

The exterior frontage of this charming property includes a small, private paved garden area screened with wooden fencing and a gate for access.

## Material Information - Littleborough

Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 841
Leasehold Ground Rent Amount: £11.00
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan




Total area: approx. 58.1 sq. metres (625.6 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.

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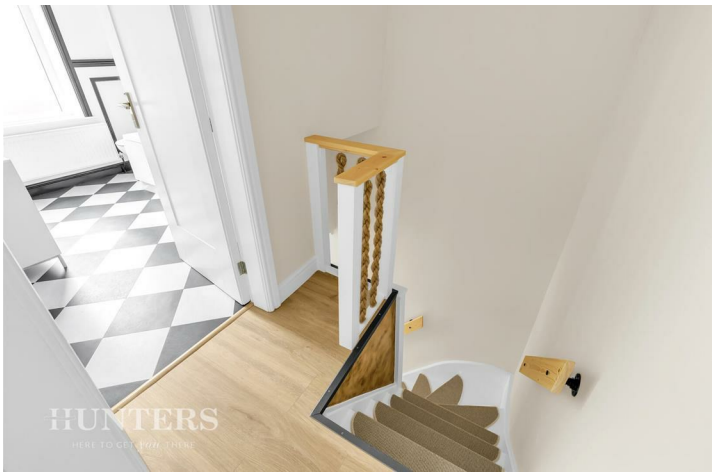
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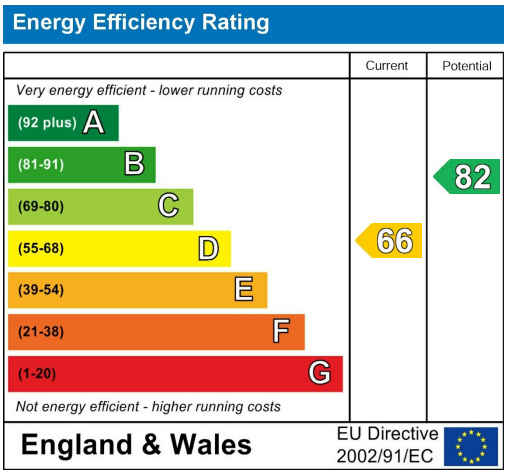
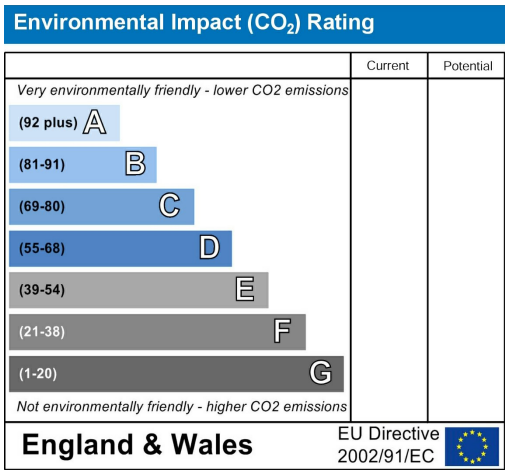
## Energy Efficiency Graph




## 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

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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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The Property Ombudsman