

HUNTERS[®]

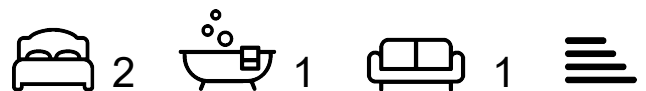
HERE TO GET *you* THERE



Dellar Street

Rochdale, OL12 7AN

£159,950



- GATED DEVELOPMENT
- MODERN OPEN PLAN KITCHEN LIVING ROOM
- BATHROOM
- SOLD WITH NO CHAIN
- EPC RATING TBC
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

Dellar Street

Rochdale, OL12 7AN

£159,950



Situated within a highly sought-after gated community, this spacious two-bedroom apartment enjoys a prime location close to excellent local amenities. The development is conveniently positioned within walking distance of Cutgate shopping precinct, Denehurst Park, and reputable local schools. Easy access is also provided to Norden Village, Rochdale town centre, and the motorway network.

Inside, the well-presented accommodation comprises an entrance hall, a generous lounge/dining area, a fitted kitchen, two double bedrooms, and a modern three-piece bathroom. The apartment benefits from UPVC double glazing throughout and an efficient electric heating system.

Located on the first floor, the property overlooks the well-maintained communal gardens. It includes an allocated parking space, with additional visitor parking available within the development.

This apartment is ideally suited for first-time buyers or investors looking to expand their property portfolio.

Communal Entrance

Secure entry via a security door and system, with stairs providing access to the second floor.

Entrance Hall

A welcoming space featuring doors to all rooms and a convenient storage cupboard housing the water tank.

Open Lounge Kitchen Diner

10'11" x 29'11" (3.35 x 9.13)

The lounge area features a stylish Juliette balcony, bringing in plenty of natural light and an airy feel. The kitchen, just 2 years old, includes a breakfast bar and a comprehensive range of wall and base units. It's fitted with a built-in electric hob and oven with extractor hood, plus integrated appliances such as a fridge, freezer, dishwasher, and washing machine. A window overlooks the rear aspect, enhancing the bright and open atmosphere.

Bedroom 1

10'8" x 14'1" max (3.26 x 4.30 max)

Light and airy double room with fitted wardrobes and a window to the front aspect.

Bedroom 2

8'0" x 15'2" (2.44 x 4.63)

A double room with a window to the front aspect, offering a bright and spacious feel.

Bathroom

6'4" x 10'4" (1.95 x 3.16)

A bright and fresh three-piece suite featuring a convenient shower over the bath. The heated towel rail adds a touch of comfort, while the window to the rear fills the space with natural light and ventilation.

External

Located within a secure gated development, the apartment overlooks well-maintained communal gardens. It benefits from an allocated parking space as well as additional visitor parking available within the complex.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 980

Leasehold Annual Service Charge Amount
£1,440

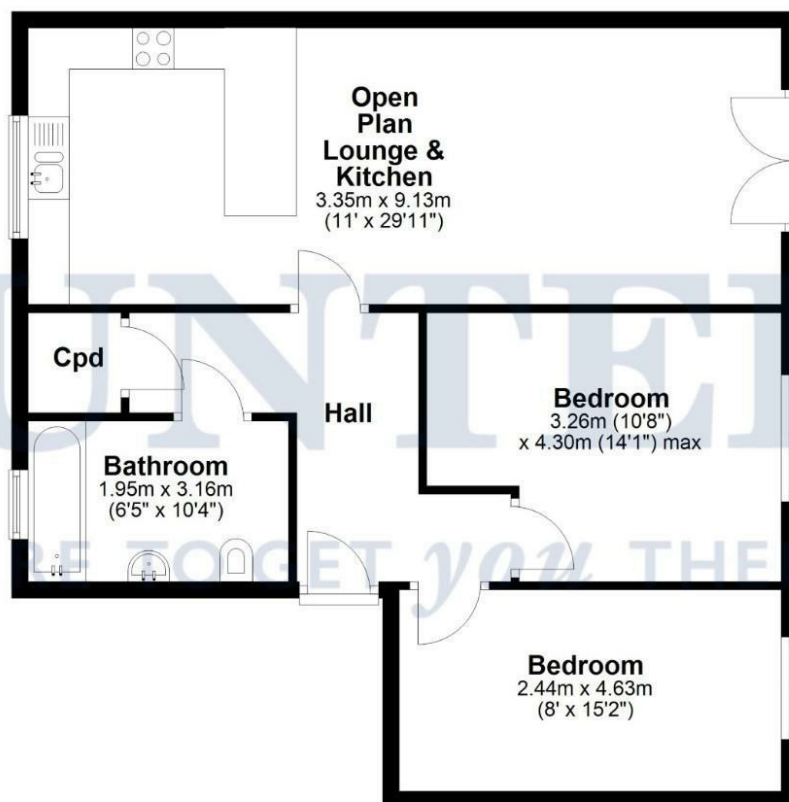
Leasehold Annual Ground Rent Amount; £100

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

Ground Floor

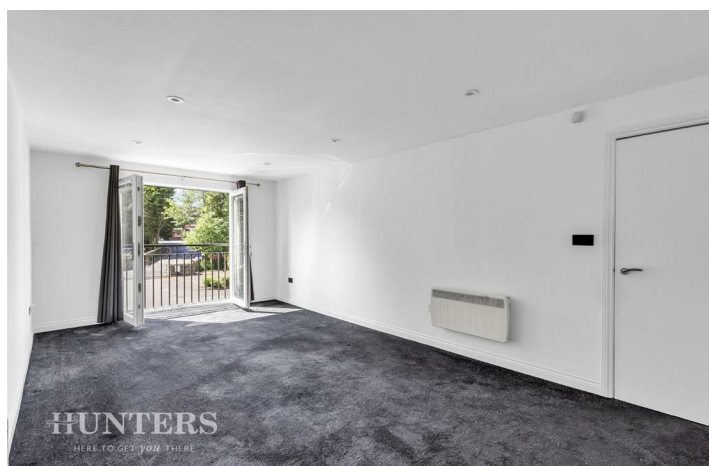
Approx. 73.1 sq. metres (786.4 sq. feet)

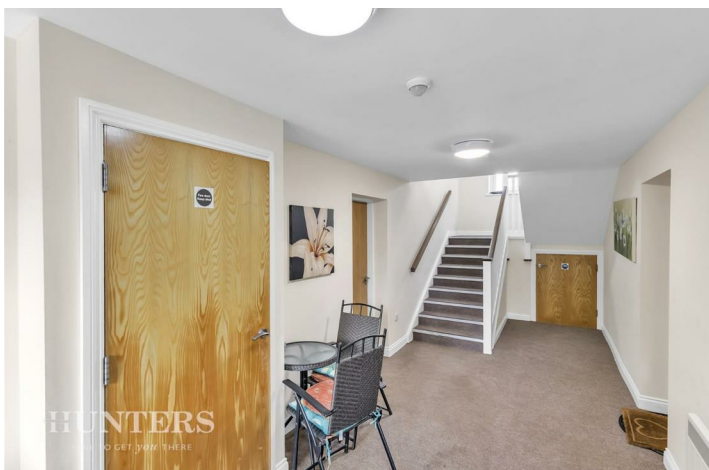
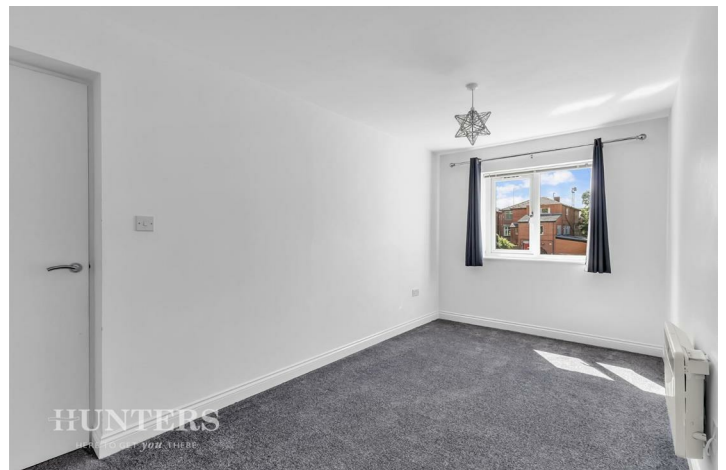


Total area: approx. 73.1 sq. metres (786.4 sq. feet)

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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