



Cook Street, Hamer, Rochdale, OL16 2LZ

- MODERN MID TERRACE
- LOUNGE MODERN KITCHEN
- HAMER LOCATION
- SOLD WITH NO CHAIN
- EPC RATING TBC
- THREE BEDROOMS
- STYLISH BATHROOM
- CLOSE TO LOCAL SCHOOLS AND TOWN CENTRE
- COUNCIL TAX BAND A
- LEASEHOLD

£139,950



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DESCRIPTION

Lounge

13'11" x 13'8"

The lounge is a bright and inviting space featuring a front aspect window that fills the room with natural light. A stylish media wall serves as a modern focal point, offering both functionality and contemporary flair. A door leads seamlessly through to the kitchen.

Kitchen

13'8" x 10'2"

The modern kitchen is fitted with a range of stylish base and wall units, offering ample storage and workspace. It features a built-in oven, integrated fridge freezer, and plumbing for a washing machine. A rear-facing window and door provide natural light and direct access to the enclosed yard. Stairs rise from the kitchen to the first floor, adding to the home's practical layout.

Landing

10'0" x 7'1"

With access to the first floor rooms.

Bedroom 1

12'5" x 7'3"

Double room located at the front of the property, offering space for furniture and enjoying plenty of natural light through the front-facing window.

Bedroom 2

11'8" x 6'5"

Cosy double situated at the rear of the

property, ideal as a guest room, home office, or children's bedroom, with a rear-facing window overlooking the enclosed yard.

Bedroom 3

12'5" x 6'1"

Single room positioned at the front of the property, making it ideal for a child's room, nursery, or study, with a front-facing window providing natural light.

Shower Room

6'10" x 4'3"

The shower room features a modern three-piece suite comprising a WC, wash hand basin, and a walk-in shower. Finished to a contemporary standard, the room also benefits from a rear-facing window, providing natural light and ventilation.

External

Externally, the property offers on-street parking to the front and a private enclosed yard to the rear—perfect for outdoor seating or low-maintenance use.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease;

868

Leasehold Annual Ground Rent Amount;

£2

Council Tax Banding; ROCHDALE

COUNCIL BAND A

Located in the popular Hamer area of Rochdale, this beautifully modernised three-bedroom terraced home offers stylish and spacious living, perfect for families, first-time buyers, or investors.

The property features a bright and welcoming lounge, a modern kitchen, three bedrooms, and a modern bathroom suite. To the rear, there is a low-maintenance enclosed yard providing private outdoor space.

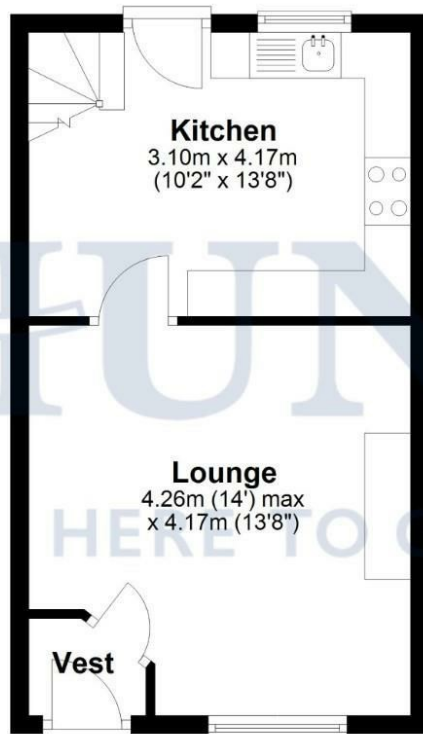
Situated within easy reach of Rochdale town centre, the home benefits from excellent access to local supermarkets, shops, schools, colleges, and convenient transport links.

Offered for sale with no onward chain, this is a fantastic opportunity to purchase a move-in ready home in a well-connected location.

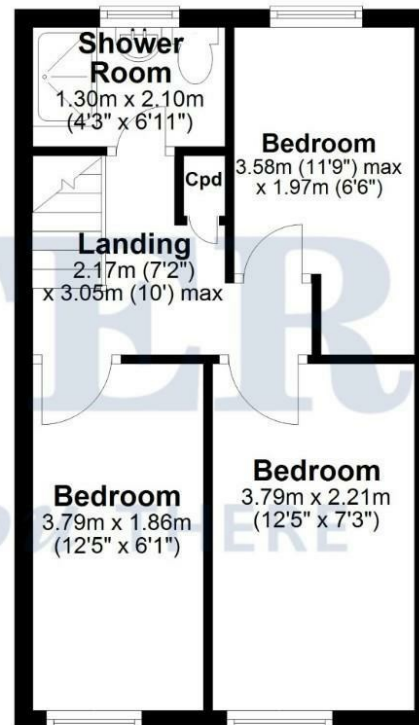




Approx. 31.1 sq. metres (335.3 sq. feet)



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Total area: approx. 62.3 sq. metres (670.5 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

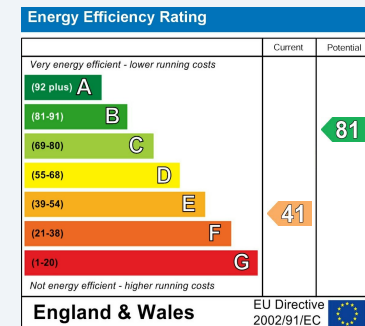
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.