

HUNTERS[®]

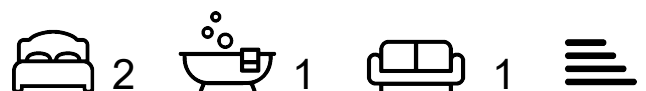
HERE TO GET *you* THERE



Clayton Street

Hamer, Rochdale, OL12 9SP

£150,000



- DECEPTIVELY SPACIOUS
- LIGHT AND AIRY ACCOMMODATION
- CONVENIENT TO LOCAL AMENITIES
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A

- BEAUTIFUL GARDENS FRONT AND REAR
- TWO DOUBLE BEDROOMS
- IN NEED OF MODENISATION
- FREEHOLD
- EPC RATING TBC

Tel: 01706 390 500

Clayton Street

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£150,000



Deceptively spacious two-bedroom mid-terrace home, offering a light and airy interior and beautiful gardens to the front and rear. Lovingly owned for many years, the property now requires some modernisation, offering an excellent opportunity for buyers to put their own stamp on it.

The accommodation comprises a welcoming lounge, kitchen/diner, two generously sized bedrooms, and a family bathroom. It also benefits from a new roof fitted last year and a boiler installed approximately 3–4 years ago.

Located close to Rochdale town centre, the property is ideally positioned for excellent access to schools, shops, transport links, and other local amenities. Offered for sale with no onward chain.

Entrance

A welcoming space with room to hang coats and store shoes. Stairs rise to the first floor, and a door leads through to the lounge.

Lounge

14'2" x 11'8" (4.34 x 3.56)

A bright and welcoming reception room, enhanced by a charming bay window to the front that fills the space with natural light. The feature fireplace adds a focal point to the room (for aesthetics only, currently not in working order). A door leads seamlessly through to the kitchen/diner, creating a natural flow for everyday living.

Kitchen Diner

14'7" x 9'4" (4.45 x 2.87)

Offering scope for modernisation this good sized kitchen offers a range of base and wall units with space and plumbing for appliances, along with a useful pantry-style storage cupboard. A rear-facing window and door provide pleasant views and access to the garden, allowing plenty of natural light to fill the space.

Landing

A central landing providing access to all first-floor rooms, creating a practical and convenient layout.

Bedroom 1

18'0" x 12'3" (5.51 x 3.74)

A spacious double bedroom with two windows allowing plenty of natural light. The room includes a large storage cupboard, and its generous proportions mean that some neighbouring properties have successfully split this space into two separate bedrooms, offering flexible options for future use.

Bedroom 2

9'4" x 8'7" (2.87 x 2.63)

A comfortable double bedroom with a rear-facing window overlooking the garden, providing a pleasant outlook and giving access to the loft.

Bathroom

5'8" x 5'7" (1.73 x 1.72)

A three-piece suite comprising a WC, wash hand basin, and bath. With a rear-facing window providing natural light, the bathroom would benefit from modernisation, offering an excellent opportunity to create a stylish and contemporary space.

Gardens

Beautiful, well-established, and thoughtfully maintained gardens surround the property. The front garden features a paved path leading to the front door, with lawn areas bordered by a variety of plants and shrubs. To the rear, a sunny south-facing garden provides a lovely place to sit out and enjoy, complete with a seating area, raised planting borders, and an easy-to-maintain artificial lawn.

Material Information - Littleborough

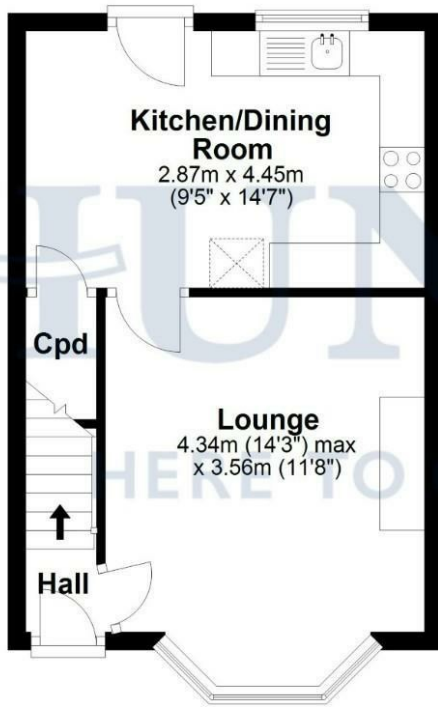
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

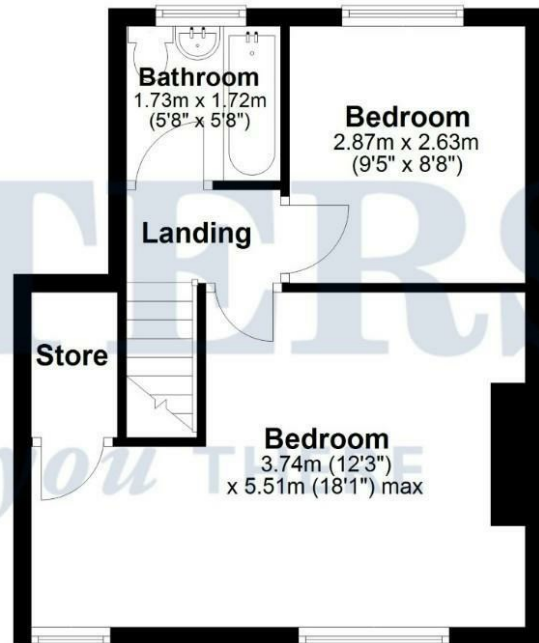
Ground Floor

Approx. 30.2 sq. metres (324.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 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.

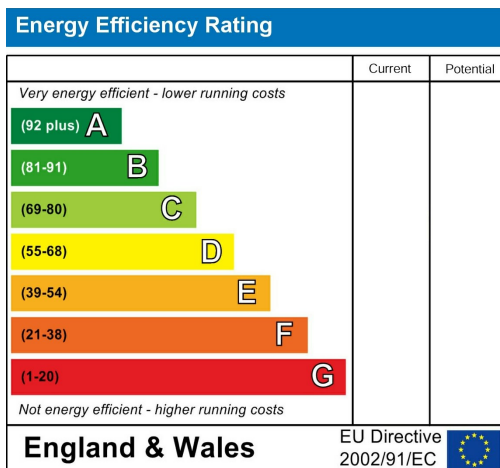
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Plan produced using PlanUp.







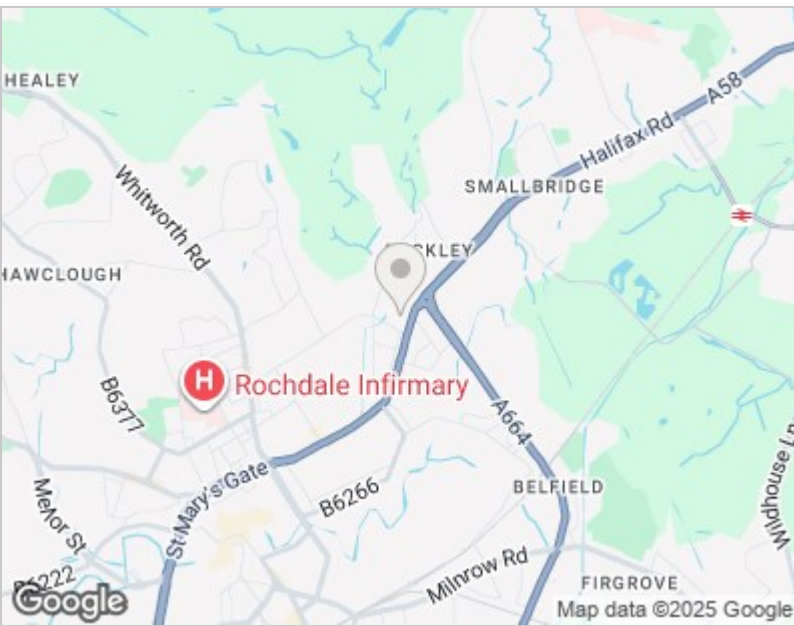
Energy Efficiency Graph



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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