

HUNTERS[®]

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Mayflower Gardens

Rochdale, OL12 9DF

Offers In The Region Of £215,000



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Porch

with a upvc front door and an internal door leading into the lounge.

Lounge

12'0" x 14'9" (3.65 x 4.5)

Light and bright room which has laminate flooring and a useful under stairs storage cupboard, with a window to the front aspect and a door into the kitchen.

Dining Kitchen

12'0" x 12'10" (3.65 x 3.91)

A modern range of base and wall units with a built in oven and a gas hob, with space and plumbing for washing machine, dishwasher and fridge freezer. The stairs lead from here to the first floor landing and Patio double doors lead out to the rear garden. The room also offers space for a dining table.

First Floor Landing

6'2" x 10'7" (1.87 x 3.23)

Internal doors to the bedrooms and bathroom with the stairs leading up to the second floor.

Bedroom 2

12'0" x 12'3" (3.65 x 3.73)

A double bedroom with an outlook over the front aspect via two windows providing plenty of light.

Bedroom 3

7'10" x 12'0" (2.39 x 3.65)

Another good sized double bedroom and tastefully decorated with a window to the rear of the property overlooking the rear garden.

Family Bathroom

5'6" x 7'9" (1.68 x 2.35)

A well presented three piece bathroom suite which consists of bath, low level WC and a wash hand basin.

Second Floor Landing

Leading to the Master Suite with a useful storage cupboard.

Master Bedroom

8'8" x 16'10" (2.63 x 5.12)

Lovely light and airy double master bedroom with fitted wardrobes and a wonderful view to the front aspect from the dormer window.

En-Suite Shower Room

5'0" x 10'10" (1.53 x 3.31)

A modern three piece en suite shower room with a low level WC, pedestal wash hand basin and shower with a Velux roof window.

Garage & Parking

Off road parking provided via the driveway in-front of the single garage.

Garden

The garden to the rear is fully enclosed and an ideal space for young children to play or for those who like to sit out and relax in the warmer months with a paved patio and the rest laid to lawn.



Road Map



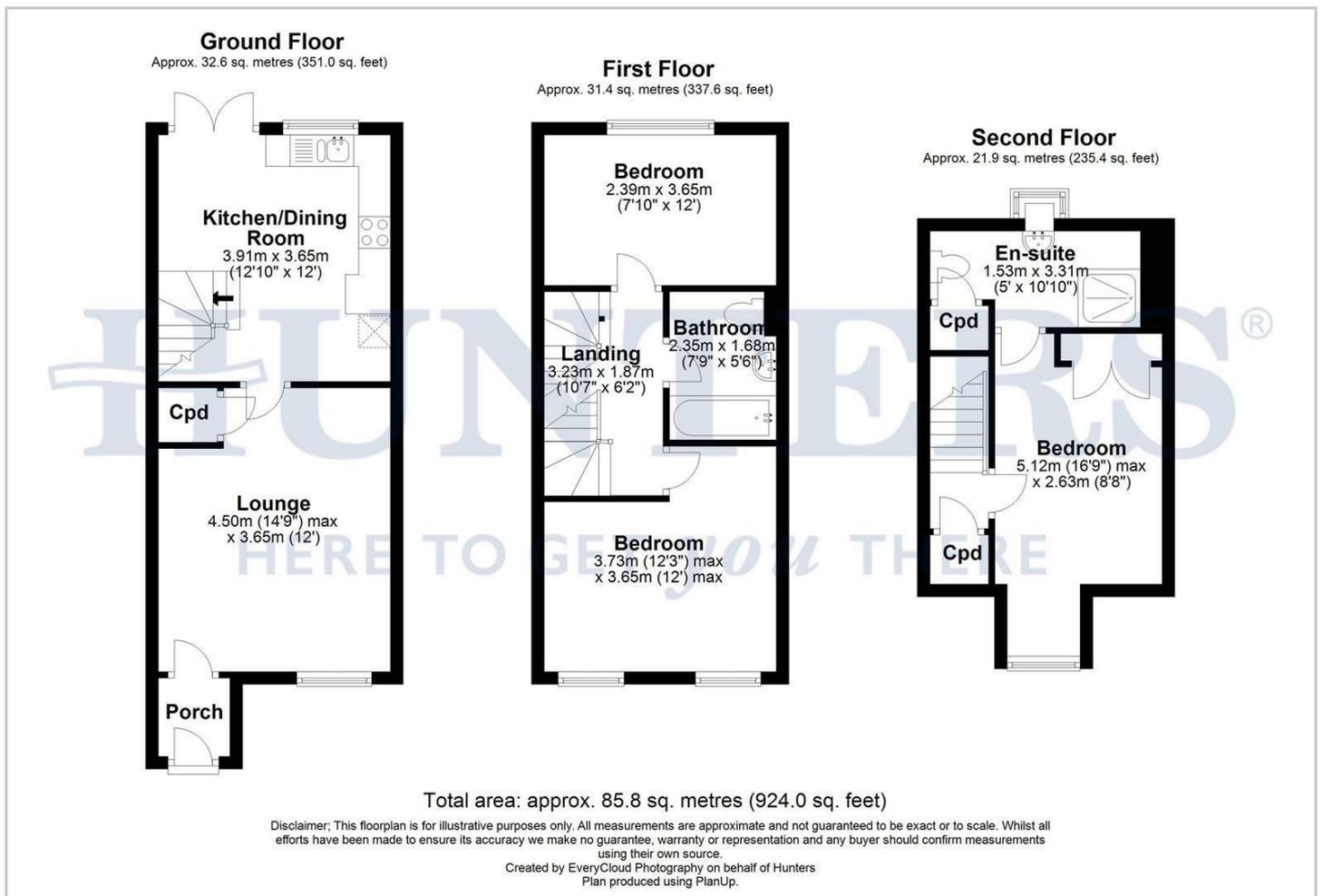
Hybrid Map



Terrain Map



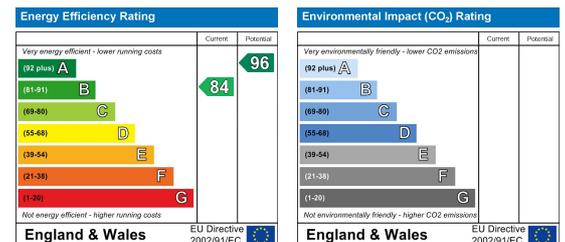
Floor Plan



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.

Energy Efficiency Graph



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.