



Hallcroft Gardens, Rochdale

- SOLD WITH NO CHAIN
- KITCHEN/DINER
- PLENTY OF STORAGE
- IDEAL FOR FIRST TIME BUYERS
- COUNCIL TAX BAND A

- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- GARDENS FRONT & REAR
- FREEHOLD
- EPC RATING C

£140,000

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Hallcroft Gardens, Rochdale

DESCRIPTION

Offered to the market with NO CHAIN is this mid terrace three bedroomed property, situated within Milnrow. Providing convenient and easy access to the local amenities on offer, including schools, shops, supermarkets and transport links, with the tram line and the M62 motorway. The property is gas centrally heated via the newly installed boiler and double glazed. Briefly comprising of an entrance hall, lounge, kitchen diner, three bedrooms, and a family bathroom. There is plenty of storage within this home and externally boasts both front and rear gardens. Call now to arrange a viewing.

Entrance Hall

17'7" x 5'8"

As you enter the property, the spacious hallway offers two great storage cupboards with the stairs that lead to the first floor landing.

Lounge

12'8" x 10'5"

A light and bright room with a window to the front aspect and plenty of space for furniture.

Kitchen/Diner

16'6" x 10'4"

A range of base and wall units with space and plumbing for a dishwasher, fridge and freezer. Tiled flooring, useful storage cupboards and doors leading out to the rear garden.

Landing

12'2" x 5'10"

Again, plenty of storage on offer with doors leading to all upstairs accommodation.

Bedroom 1

14'4" x 10'4"

Newly carpeted double bedroom with a window to the front aspect.

Bedroom 2

11'8" x 10'4"

Double bedroom with a rear aspect window.

Bedroom 3

8'2" x 7'9"

A single bedroom, a good size room for a child's bedroom or a home office with a window to the front aspect.

Bathroom

7'9" x 5'4"

Three piece white suite with vanity storage basin and a window to the rear.

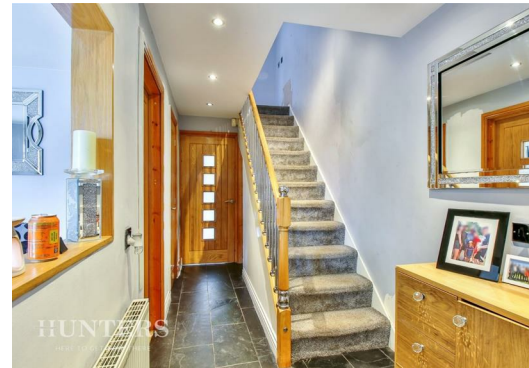
Gardens

Both gardens to both front and rear are enclosed with the back garden being paved to keep it easy to maintain.

Material Information - Littleborough

Tenure Type; FREEHOLD

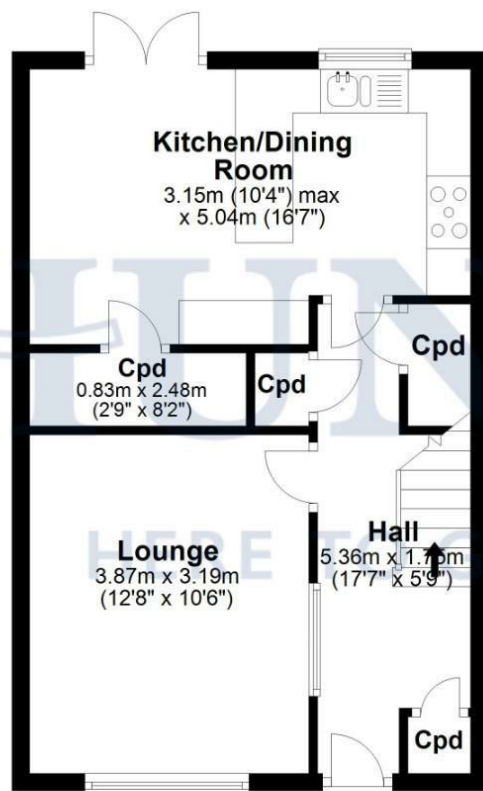
Council Tax Banding; ROCHDALE COUNCIL BAND A.





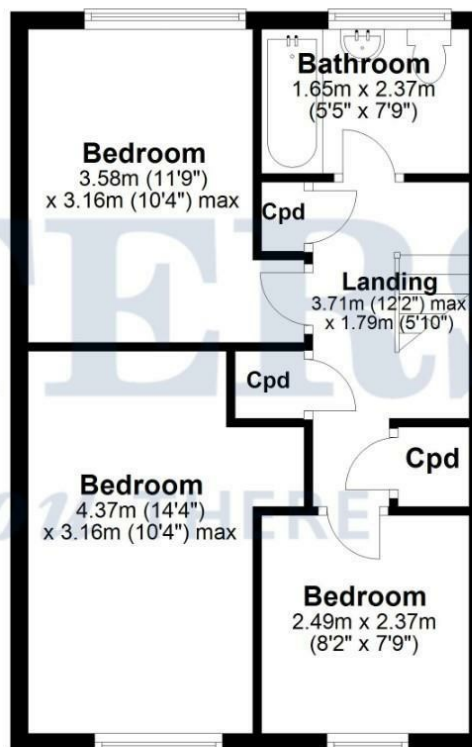
Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 81.2 sq. metres (874.0 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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.

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