



George Street, Rochdale

- PRESENTED TO A HIGH STANDARD
- FAMILY DINING KITCHEN
- OFF ROAD PARKING
- IDEAL FAMILY HOME
- EPC RATING C
- TWO RECEPTION ROOMS
- FOUR BEDROOMS & TWO BATHROOMS
- BEAUTIFUL GARDEN TO REAR
- COUNCIL TAX BAND D
- LEASEHOLD

Offers In Excess Of £269,500

HUNTERS®

HERE TO GET *you* THERE

George Street, Rochdale

DESCRIPTION

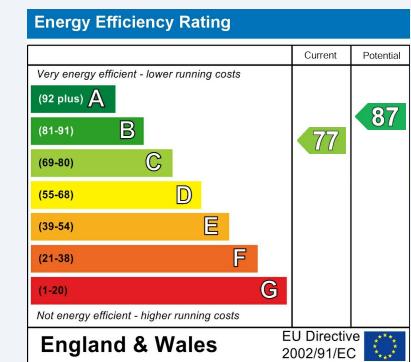
Beautifully presented from start to finish! This modern townhouse offers plenty of living accommodation spread out over three floors and is located conveniently close to all the local amenities including transport links to the neighbouring towns of Littleborough and Rochdale. Tucked away on this 'no through' road this home is ideal for a young family. The lower ground floor garage has been converted into a fabulous lounge, therefore providing in total two good sized reception rooms and a modern dining kitchen. All the bedrooms are a good size and offer a light and airy feel to them, with two modern bathrooms and a downstairs cloakroom/WC all presented to a high standard. Externally the property provides off street parking for two cars to the front and an enclosed landscaped garden to the rear. Gas centrally heated via the newly fitted boiler and double glazed throughout. A viewing is highly recommended to fully appreciate the space on offer and the quality finish.





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.



Total area: approx. 137.2 sq. metres (1476.4 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

Plan produced using PlanUp.

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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