

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Manchester Road

Rochdale, OL11 2XJ

£239,950

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Council Tax: C



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# 1080 Manchester Road

Rochdale, OL11 2XJ

£239,950



## Entrance vestibule

4'3" x 3'4" (1.32 x 1.02)

## Hallway

22'10" x 5'6" (6.96 x 1.68)

With stairs to the first floor.

## Lounge

16'7" x 13'1" (5.08 x 4.01)

A welcoming room with feature living flame fire and window to the rear.

## Dining room

14'0" x 11'3" (4.27 x 3.43)

With feature coal effect living flame fire and bay window to the front.

## Kitchen

14'6" x 8'11" (4.44 x 2.72)

Fully fitted galley style kitchen with electric oven and hob, stainless steel sink unit, splash back tiling.

## Utility room and WC

5'0" x 8'11" (1.54 x 2.73)

Plumbed for automatic washing machine and low level WC.

## Landing

## Bedroom

12'8" x 14'8" (3.88 x 4.49)

## Bedroom

13'6" x 10'11" (4.12 x 3.34)

## Bedroom

9'0" x 8'11" (2.76 x 2.73)

## Bedroom

14'8" x 4'11" (4.49 x 1.50)

## Bathroom

13'3" x 5'4" (4.05 x 1.65)

Fitted with a three piece suit in white comprising white corner bath with chrome shower taps, large walk in shower, low level WC and vanity sink unit, tiled walls chrome towel rail.

## Attic

14'9" x 21'3" (4.52 x 6.50)

## Material information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 850

Leasehold Annual ground rent Charge Amount

Council Tax Banding; ROCHDALE COUNCIL BAND C

## Externally

There is a garden to the front with an enclosed yard to the rear, off road parking and a detached single garage.



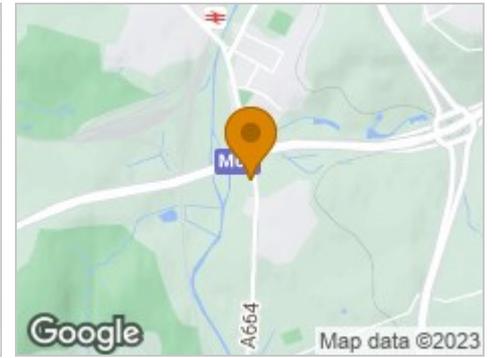
## Road Map



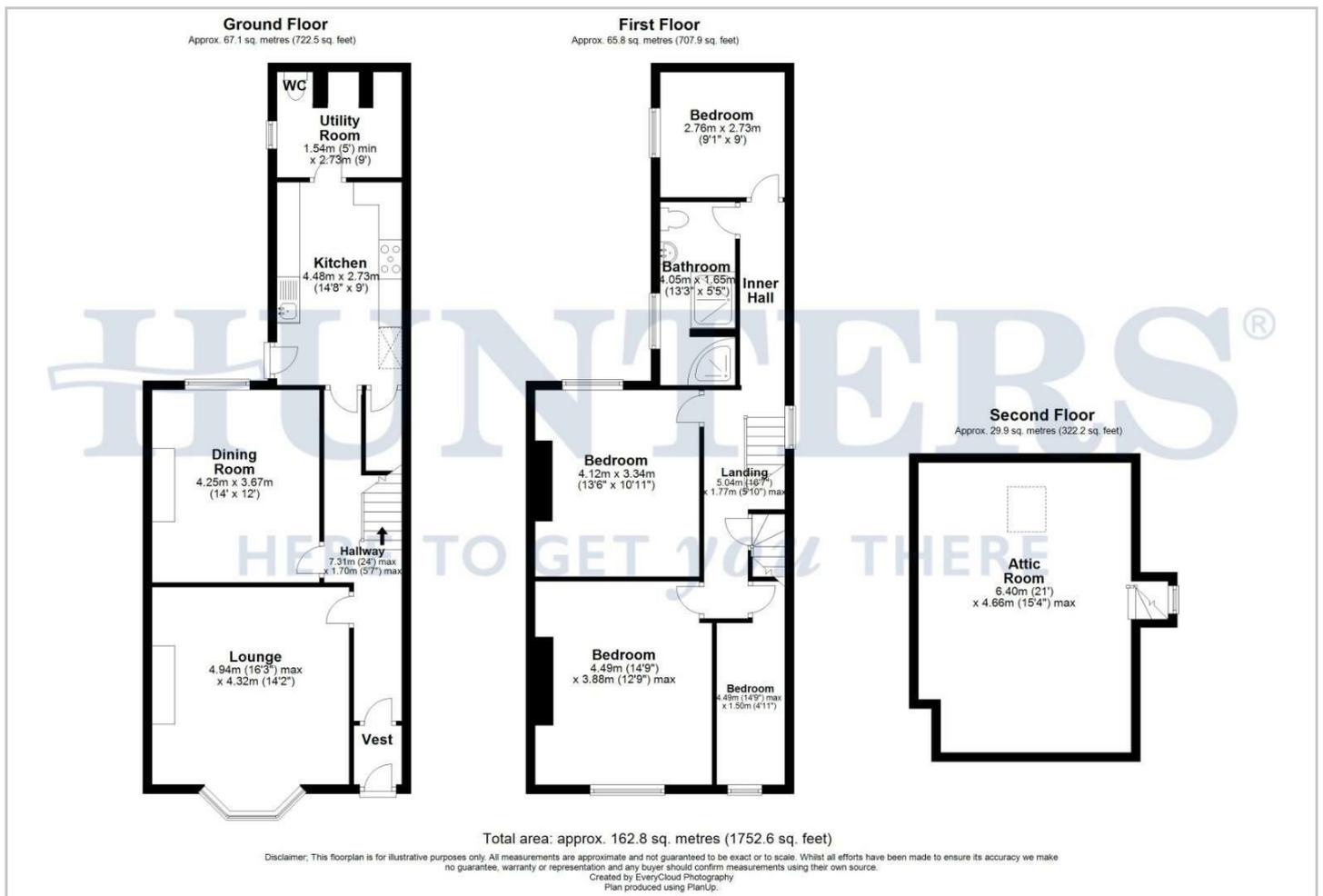
## Hybrid Map



## Terrain Map



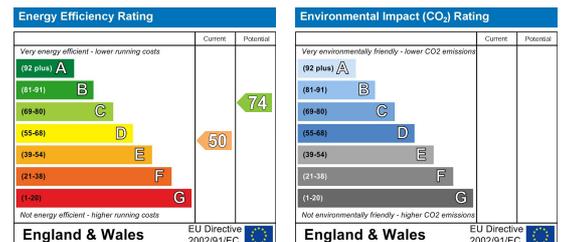
## Floor Plan



## 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.