



## Howarth Green, Rochdale

- WELL PRESENTED FIRST FLOOR MAISONETTE
- NEWLY FITTED KITCHEN AND BATHROOM
- CONVENIENT LOCATION CLOSE TO TRANSPORT LINKS
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- ONE BEDROOM WITH FITTED FURNITURE
- NEWLY FITTED BOILER
- COMMUNAL GARDENS
- EPC RATING C
- LEASEHOLD

**£80,000**

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# Howarth Green, Rochdale

## DESCRIPTION

Hunters Estate Agents are delighted to be able to offer to the market this beautifully maintained and well presented maisonette, tucked away on a no through road and surrounded by well-kept gardens. Just off Ashbrook Hey Lane, the location provides convenient access to the local amenities as well as good transport links to the neighbouring towns. A wonderful affordable home for someone looking to downsize or to get on the property ladder. The property is located on the first floor, yet offers private and secure entry with its own front door and hallway with stairs leading to the main accommodation. The newly installed kitchen is light and bright, as is the lounge which is also spacious with plenty of space for furniture. The double bedroom is fitted with a range of wardrobes, drawers and a dresser. New modern shower room boasts a large walk-in shower, wash hand basin and low level WC, fully tiled throughout and a heated towel rail. The property further boasts plenty of storage on both the ground floor and the first floor. Gas central heated via the new boiler and double glazed throughout, making this a home ready to be enjoyed and moved into straight away. Being sold with no onward chain, a viewing is highly recommended to fully appreciate the quality and location.



### ENTRANCE HALLWAY

7'3" x 8'7" (max)

Front door leading into the hallway with built in storage and meter cupboards.

### FIRST FLOOR HALLWAY

Two really useful and good size storage boards.

### LOUNGE

12'1" x 12'2"

An attractive lounge with a window to the front aspect.

### DINING KITCHEN

8'11" x 8'11"

Installed only last year with a modern range of fitted base and wall units, stainless steel sink unit, and complementary wall tiling. A window looks out to the rear aspect.

### BEDROOM ONE

12'2" x 9'10"

A double bedroom at the rear of the property with fitted wardrobes, drawers and a dressing table.

### SHOWER ROOM

6'3" max x 6'3"

A modern three piece suite comprising of a low suite wc, wash hand basin and large walk in shower. Tiled floor and complementary wall tiling with a heated towel rail and a window to the rear aspect.

### EXTERNAL

Attractive communal gardens which are council maintained every 14 days.

### PARKING

Although not part of the property, there is adequate parking for the residence.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 93

Leasehold Annual Service Charge Amount £92.88 per annum

Leasehold Ground Rent Amount: £10.00 per annum

Council Tax Banding; Rochdale Council Band A





Total area: approx. 55.0 sq. metres (592.0 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.

Created by EveryCloud Photography on behalf of Hunters  
Plan produced using PlanUp.

## 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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email:  
littleborough@hunters.com <https://www.hunters.com>



## 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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.

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