

# HUNTERS®

HERE TO GET *you* THERE



## Kingsway

Rochdale, OL16 4UU

Offers Over £200,000



Council Tax: C





# 82 Kingsway

Rochdale, OL16 4UU

Offers Over £200,000



## Entrance hall

14'8" x 8'0" (4.48 x 2.46)

With storage cupboard.

## Lounge

14'7" x 12'5" (4.46 x 3.79)

With bay window to the front.

## Dining room

13'4" x 11'0" (4.08 x 3.36)

With patio door to the rear.

## Kitchen / Breakfast room

19'1" x 8'0" (5.83 x 2.46)

Fitted with a range of kitchen units, electric oven and hob, stainless steel sink unit, tiled walls, plumbed for automatic washing machine, window to side and rear and door to the rear garden.

## Breakfast area

## Bedroom

14'9" x 11'0" (4.51 x 3.37)

With bay window to the front.

## Bedroom

11'8" x 11'0" (3.57 x 3.37)

With fitted double wardrobe.

## Bedroom

9'0" x 8'0" (2.75 x 2.45)

## Bathroom

5'7" x 8'0" (1.71 x 2.45)

Fitted with a 4 piece suite in white with WC, sink, bath and separate shower cubicle.

## WC

2'8" x 4'9" (0.83 x 1.47)

With window to the side.

## Material information

Leasehold

Term - 999 years from March 1935

£6 pa

Council tax band - C



Road Map



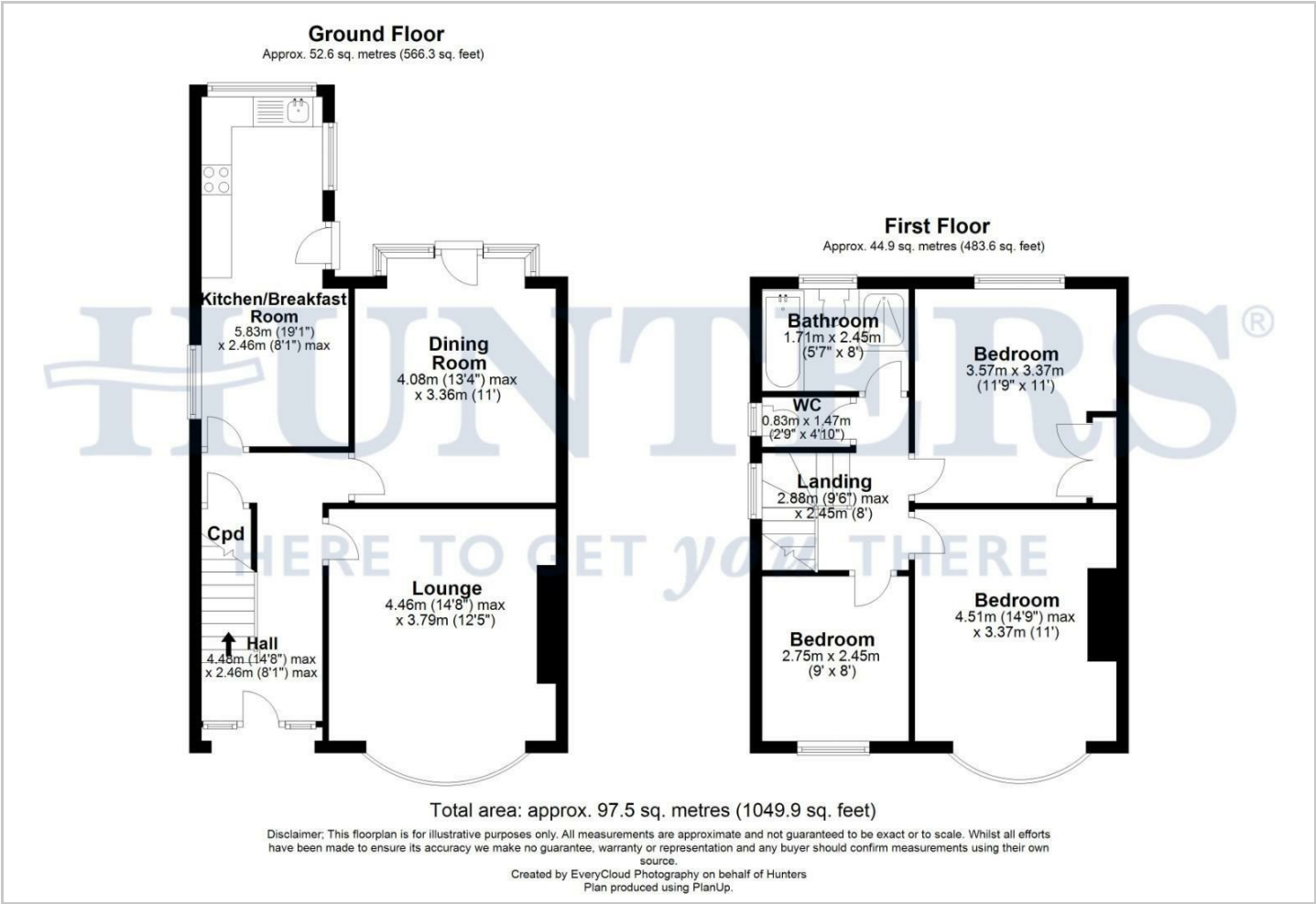
Hybrid Map



Terrain Map



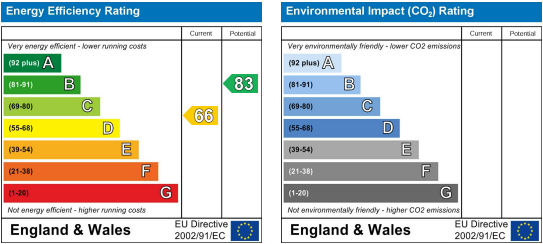
Floor Plan



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.