



Halifax Road

Hamer, Rochdale, OL16 2NJ

£800 Per Month



A well presented three bedroom terraced property with the added benefit of a rear garden and offering a convenient location for local amenities. Accommodation briefly comprises of a lounge, kitchen, three bedrooms and family bathroom. Gas centrally heated and double glazed throughout. The rear garden is enclosed with Astroturf. The location provides easy and convenient access to the surrounding areas within close proximity of local shops, schools and transport links. Call now to arrange a viewing.



Lounge 16'2" x 14'0" (4.93 x 4.29)
 Carpeted and decorated with an electric fire and fire surround set to the chimney breast giving the room a nice focal point. The window looks out to the front aspect.

Kitchen 16'2" x 7'1" (4.93 x 2.17)
 Range of base and wall units with a built-in electric oven and gas hob with an extractor hood over. Further space and plumbing for a washing machine and fridge freezer. A door leads down to the cellar and a window looks out to the rear garden along with an external door.

Cellar
 Accessed via a door under the stairs.

Landing
 Accessing the first floor accommodation.

Bedroom 1 11'0" x 10'4" (3.36 x 3.17)
 Double bedroom with a front aspect window, carpeted.

Bedroom 2 10'2" x 7'3" (3.10 x 2.21)
 Single bedroom with carpets that looks over the rear garden.

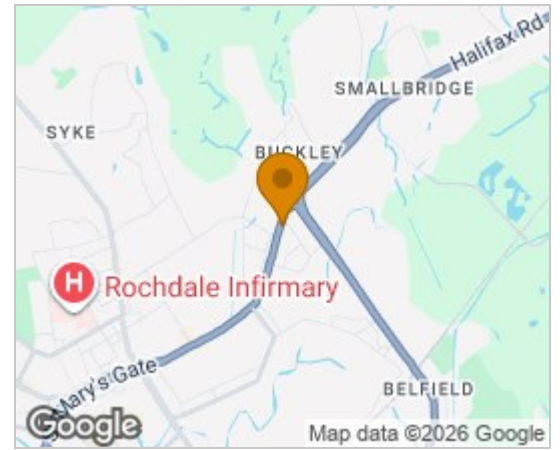
Bedroom 3 11'0" x 6'6" (3.36 x 1.99)
 Single bedroom with carpets which looks out to the front aspect.

Bathroom 7'9" x 7'1" (2.37 x 2.17)
 Three-piece suite briefly comprising of a low-level WC, pedestal wash hand basin and bath with a few shower over. Tiled walls and a window that looks out to the rear aspect.

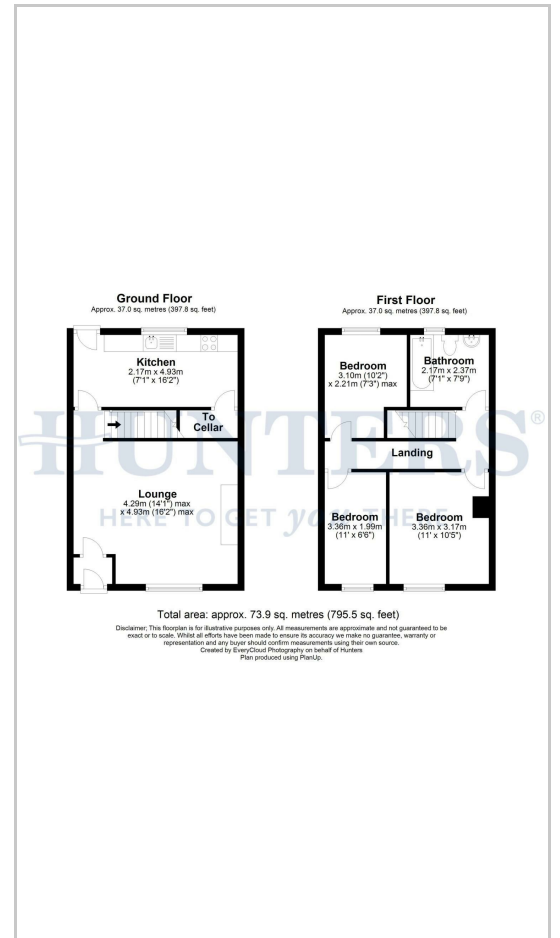
Garden
 A pathway leads to the back door with the rest laid with AstroTurf.

Material Information - Littleborough
 Council Tax Banding; ROCHDALE COUNCIL BAND A
 EPC Rating: E
 Deposit: £865
 Length of Tenancy: 6 months

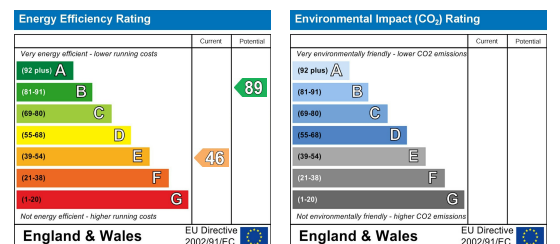
Area Map



Floor Plans



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.

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