

MARSH & MARSH PROPERTIES

146 Rochdale Road, Greetland, HX4 8JE

£150,000



****ATTENTION ALL FIRST TIME BUYERS, INVESTORS OR ANYONE LOOKING TO DOWNSIZE. THIS PROPERTY DEMANDS AN INTERNAL INSPECTION**** Situated in this much sought after location is the delightful and well presented two bedroom mid-terrace property. Conveniently positioned with all local amenities including highly regarded local schools, within walking distance and easy access to the M62 motorway. Being fully modernised to a high standard means all you need to do is move in and have peace of mind that there will be no surprising costs. In brief the property comprises of; Open plan lounge and kitchen to the ground floor along with access to the basement. Two bedrooms and the house bathroom are to the first floor. Externally you will find an enclosed garden to the front of the property.

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LIVING ROOM 4.4 x 5.5m (14'7 x 18'0)



Open plan with the kitchen, this spacious room has been tastefully decorated boasts a log effect electric fire which is set on a modern marble fire place. Two radiators, UPVC window and a UPVC door with a transom window.

KITCHEN

A modern fitted kitchen with a range of wall and base units along with a decent size breakfast bar to separate the kitchen from the sitting room. There is a built-in electric oven and a gas hob with a stainless steel cooker hood above. The black worktops are further complimented by the black asterite sink with a chrome mixer taps and modern splash back tiles. UPVC window to the

rear elevation and a door leads down to the basement.



LANDING



The staircase leads up from a small inner hall which has a UPVC window. This is a spacious landing area with a radiator and loft access.

BEDROOM ONE 3.2 x 3.5m (10'5 x 11'5)

A double room with a radiator and a UPVC window.



This is a modern white three piece suite comprising of a bath with a power shower above and a glass shower screen, pedestal sink and a low flush toilet. The walls have modern marble effect panels, laminate flooring, radiator, useful storage cupboard and a UPVC window.

BASEMENT 5.4 x 2.0m (17'8 x 6'6)

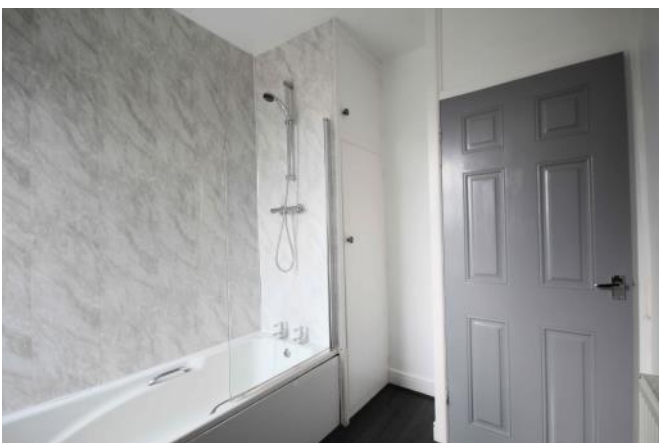
An extremely useful area to provide great storage space. At the cellar head you will find the combination boiler.

BEDROOM TWO 3.2 x 2.0m (10'5 x 6'6)



A generous size single room with a radiator and a UPVC window.

BATHROOM



EXTERNAL



To the front of the property there is a southerly facing enclosed patio garden.

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Ground Floor

First Floor

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