

# MARSH & MARSH PROPERTIES

267 Rochdale Road, Greetland, HX4 8JG

£110,000



**\*\*ATTENTION ALL YOUNG COUPLES, FIRST TIME BUYERS OR BUY-TO-LET INVESTORS\*\*** Situated within the much sought after & convenient location of Greetland is this one bedroom terrace property that boasts excellent views across the valley from the south facing garden where you can catch the sun all day long. In brief comprises of a lounge and kitchen to the ground floor, a fully converted basement and to the first floor there is a large double bedroom and a shower room. **\*\*AN EARLY VIEWING IS STRONGLY ADVISED TO AVOID ANY DISAPPOINTMENT\*\***

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**LIVING ROOM 3.7 x 5.0m (12'1 x 16'4)**



A spacious room with a multi fuel stove set in an open chimney breast, radiator, full glass panelled UPVC window and French doors to take full

advantage from your couch of the views across the valley.

**KITCHEN**



A kitchen space equipped with base units and shelving for storage, a stainless-steel sink with chrome mixer tap and splashback tiles. To complete this room there is a space and plumbing for washing machine and an extractor fan.

**BEDROOM 3.7 x 5.2m (12'1 x 17'2)**



Stairs leading up to into this room, with built-in shelves and two double wardrobes. There is a traditional feature fireplace as well as a ceiling spotlights, a radiator and a UPVC window with views across the valley.



### SHOWER ROOM



A three-piece suite with a walk in glass shower cubicle, low flush toilet, and pedestal sink. To complete this room there is partially tiled walls and flooring, a radiator, a UPVC window and loft access.

### BASEMENT



Large basement with a tiles floor, radiator, and vaulted ceiling to offer itself to several different uses.



### FRONT GARDEN

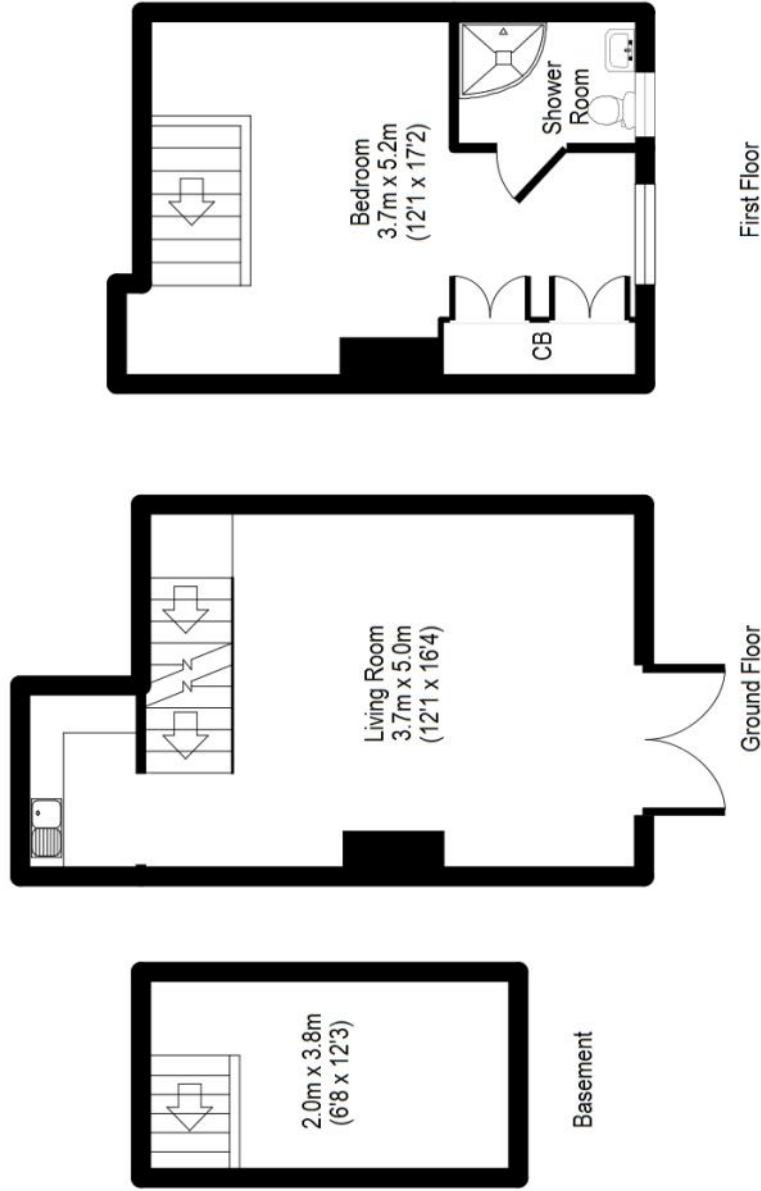


A beautiful south facing garden with stunning views across the valley. A patio and lawn area

boast a range of mature plants and flowers to the borders. There is a small, enclosed yard to the rear of the property.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 47 sq. m / 508 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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