



Healey Stones
Healey, Rochdale OL12 0UE
Asking Price £269,995

ADAMSONS BARTON KENDAL are delighted to market this stunning 2 bedroomed, extended character cottage, set within the charming Hamlet of Healey Stones, enjoying wonderful panoramic countryside views to the front of the property

The property is located in a wonderful countryside setting, in the exclusive and private Healey Stones with countryside walks on your doorstep and Healey Dell Nature Reserve a short distance away. Rochdale Town Centre, with all its amenities, is within a short drive. The property has 2 cozy, well presented reception rooms and a fitted kitchen and there are 2 bedrooms and a modern bathroom at first floor level. The property has small yard areas to both the front and rear and benefits from a large garage located within the hamlet. The property has been competitively priced and early viewing comes highly recommended to appreciate this wonderful setting and the fabulous characteristic accommodation on offer

VACANT POSSESSION AVAILABLE - NO CHAIN

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Built Out PORCH

LOUNGE - 5.5 x 4.8 metres

A wonderful, warm reception room with character beamed ceilings, multi-fuel gas burner within a feature brick fireplace, built in storage cupboard, cupboard under stairs

Rear DINING ROOM - 4.1 x 3.6 metres

A second, bright and cozy reception room with 2 Velux roof lights, feature stone walls, under-floor heating, character beamed ceiling

KITCHEN - 3.1 x 2.0 metres

1 ½ bowl sink unit, range of traditional wall and base units with built in gas Aga cooker, fridge and freezer, plumbing for automatic washing machine, Velux roof light



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First Floor

LANDING

MASTER BEDROOM - 5.0 x 2.8 metres

Range of fitted wardrobes and bedroom furniture, stunning views to the front of the property over open countryside, Rochdale and beyond

BEDROOM TWO - 3.7 x 3.9 metres

Range of fitted wardrobes and cupboards

BATHROOM - 1.8 x 1.8 metres

A shower cubicle, low level wc, wash hand basin - modern matching suite in white, part timber panelled walls, heated towel rail

Externally

There is a private front yard, a small rear yard and the additional benefit of a large timber GARAGE situated a short distance away from the property which provides off street parking



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Council Tax Band

We are advised that the property is assessed in Council Tax Band B

Tenure

We understand that the property is held Freehold.

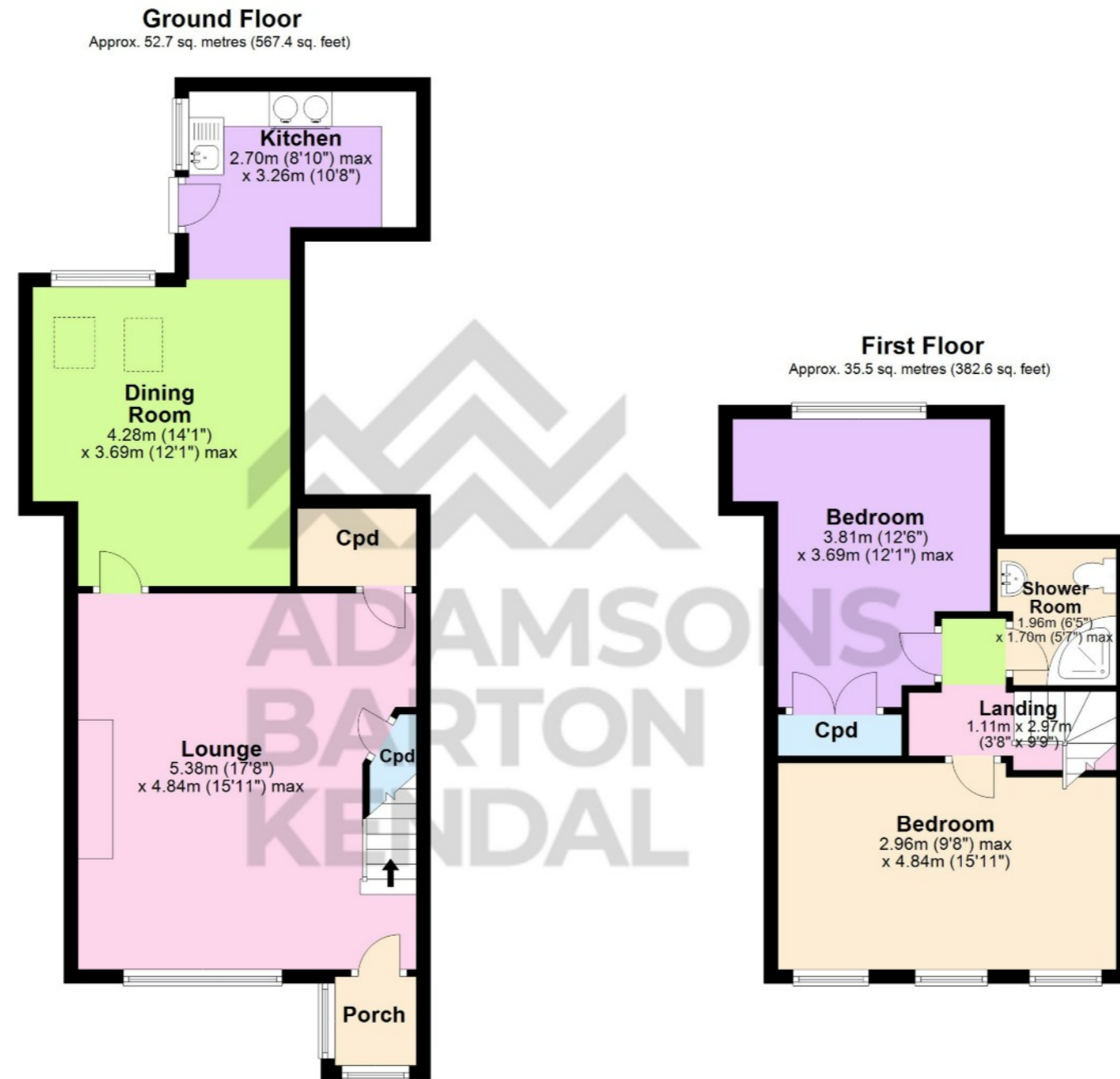
Energy Performance Rating

To be confirmed



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 88.3 sq. metres (950.0 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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