

Schofield Close, Rochdale OL16 3DN

Asking Price £125,000

Council Tax Band B



ADAMSONS BARTON KENDAL are pleased to offer for sale this well presented two bedroom ground floor apartment in a popular development within walking distance of Milnrow centre. The property is offered for sale with vacant possession, and is ideal for both investors and first time buyers. Internally, the well presented accommodation comprises of a spacious hallway with storage cupboards, two bedrooms, bathroom and an open plan living space with a modern fitted kitchen. There is gated and allocated parking to the rear of the complex. Local amenities such as shops, schools and restaurants are all within walking distance. Milnrow metrolink station provides ease of access to Manchester, and the M62 motorway network is close by.

Service Charge = £287.93 quarterly
Ground Rent of £50 payable 6-monthly

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

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

Hall

Bedroom One - 11' 7" x 9' 1" (3.53m x 2.78m)

Bedroom Two - 9' 9" x 6' 5" (2.96m x 1.96m)

Lounge / Kitchen - 20' 3" x 10' 8" (6.16m x 3.24m)

Bathroom - 6' 5" x 6' 5" (1.96m x 1.96m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

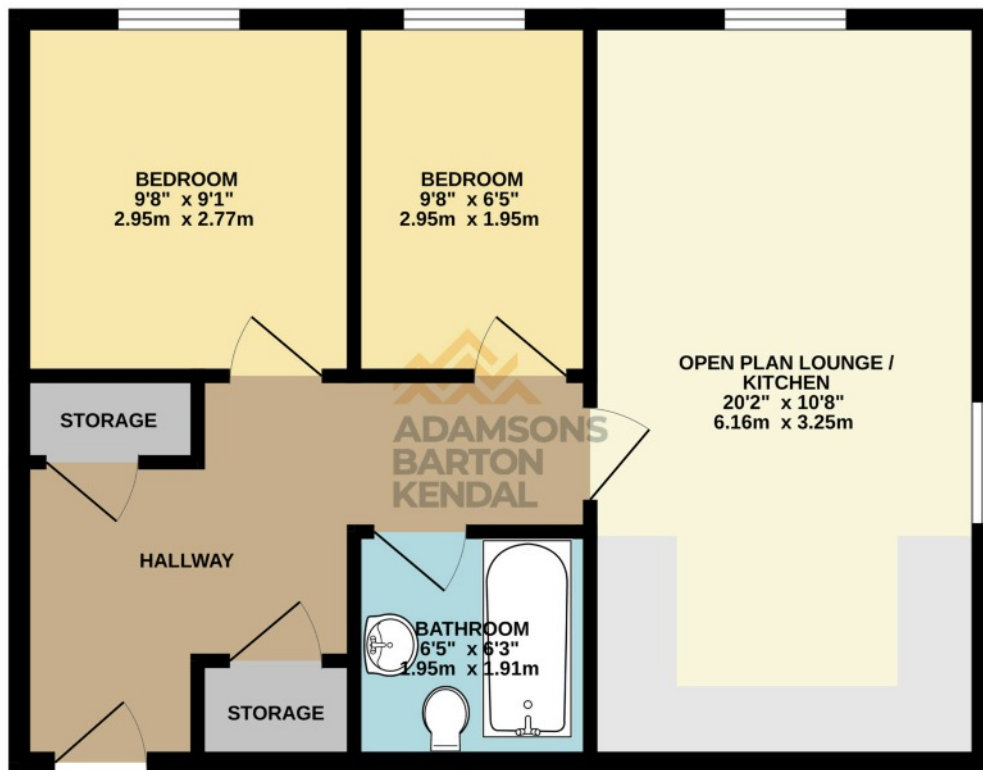
Council Tax Band - B

Energy Performance Cert - C

Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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