

Market Street
Healey OL12 8RW



**ONE BEDROOM APARTMENT WITH GROUND LEVEL ACCESS
SITUATED IN HEALEY - TO BE SOLD WITH A SITTING TENANT**



BARTON KENDAL are pleased to market this well presented one bedroom apartment positioned close to Healey corner. Private ground level access leads up to the first floor comprising a large and modern kitchen diner, good sized lounge area and bathroom. To the second floor, there is a large master bedroom with dressing area, stunning en-suite bathroom and additional storage space. Benefiting from uPVC double glazing throughout, the property also has street parking directly outside. The property is offered for sale with a long term sitting tenant at a competitive price making it an ideal investment opportunity.

EARLY VIEWING HIGHLY RECOMMENDED

ASKING PRICE £125,000

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

Small entrance hall at ground floor level with staircase leading to the first floor living accommodation.

First Floor

Landing

Kitchen Diner

A spacious and modern kitchen diner with plenty of natural light, comprising a range of wall and base units in gloss white, with complementary light grey wood effect work surfaces - Appliances and features include a single oven, electric hob and extractor hood. There is plumbing for a washing machine, dishwasher and a freestanding fridge freezer. There is ample room for a 6 seater dining table together with an additional space which could be utilised as an office area, neutral décor throughout, with laminate flooring and LED spotlighting.

Lounge

A good sized reception room overlooking Healey Dell Nature Reserve to the rear with neutral décor and LED spotlighting.

WC

Matching two piece suite with low level WC and vanity sink unit - access to under stairs storage.

Second Floor

Landing

Storage Cupboard

Bedroom

Large double bedroom with dressing area and wardrobe space, neutral décor, with carpet throughout and LED spotlighting.

En-Suite Bathroom

Good sized bathroom with three piece suite comprising low level WC, vanity wash hand basin and panelled bath with overhead shower, tiled floor, part tiled walls and LED spotlighting.

Externally

The property has on-street parking available directly outside the property. Situated close to local amenities in both Shawclough and Whitworth, and within close proximity of Healey Dell Nature Reserve offering exquisite countryside walks on your doorstep. Convenient transport links offer ease of access into Rochdale town centre.



Council Tax Band

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

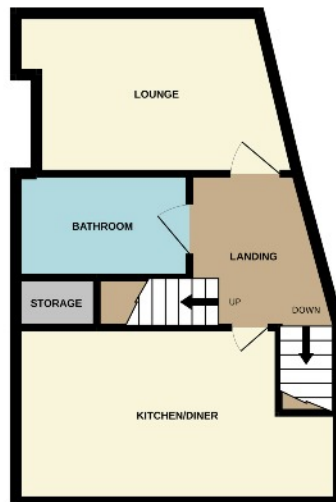
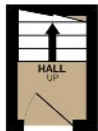
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



FLOOR NUMBER
FIRST FLOOR

FLOOR NUMBER
SECOND FLOOR

FLOOR NUMBER
THIRD FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		G
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 626 sq.ft. (58.1 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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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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