



11 Old Hall Mews, Rochdale, OL12 9FG
Offers in excess of £190,000

The Property Perspective

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Situated within a modern development in Rochdale, Old Hall Mews enjoys a convenient and well-connected setting ideal for everyday living. The area offers a good selection of local shops, supermarkets and amenities nearby, with Rochdale town centre just a short drive away for a wider range of retail, dining and leisure options. Commuter links are excellent, with easy access to the M62 motorway network connecting to Manchester, Leeds and beyond, along with regular bus services and nearby train stations providing direct routes into Manchester city centre. The surrounding area also benefits from green spaces and countryside on the doorstep, reflecting Rochdale's rich industrial heritage blended with open landscapes.

The property itself is a modern three-bedroom home built in 2022, finished in a sleek and contemporary style throughout. The ground floor comprises a welcoming porch, a comfortable living room, a modern fitted kitchen and a convenient downstairs W.C. Upstairs, there are three bedrooms including two well-proportioned doubles and a single bedroom, along with a modern family bathroom. Externally, the rear garden is laid to lawn with a patio seating area and benefits from a rear access gate. To the front, the property enjoys access to the development's car park, with two allocated parking spaces included.

Front

Pathway and two allocated parking spaces.

Porch

Door mat flooring, door to living room.

Living Room 18'4" x 13'5" (5.6m x 4.1m)

Window to front, door to kitchen, stairs to first floor, painted walls, carpet floor, radiator, door to cloaks/WC.

Kitchen 13'5" x 7'6" (4.1m x 2.3m)

Wood flooring, base and wall mounted units, integrated oven, gas hob, extractor, dishwasher, combi boiler, tiled and painted walls, door to rear garden, window to rear.

Cloaks/WC

Tiled floor, tiled and painted walls, mounted mirror, sink, toilet, heated towel rail.

First Floor**Bedroom 1 11'5" x 9'6" (3.5m x 2.9m)**

Front facing, carpet, fitted wardrobe, two windows to front, radiator.

Bedroom 2 10'5" x 6'10" (3.2m x 2.1m)

Rear facing, carpet, window to rear, radiator.

Bedroom 3 6'6" x 6'2" (2m x 1.9m)

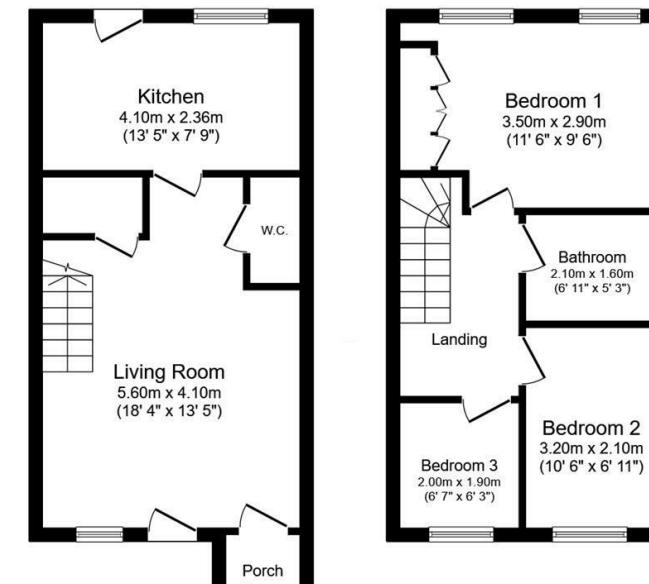
Rear facing, carpet, window to rear, radiator.

Bathroom 6'10" x 5'2" (2.1m x 1.6m)

Three piece suite with over bath shower, mounted mirror, tiled walls and floor, fitted storage, heated towel rail.

Rear Garden

Rear garden laid to lawn and patio. Wood fence borders and rear access gate.



Ground Floor

Floor area 34.5 sq.m. (372 sq.ft.)

First Floor

Floor area 33.0 sq.m. (356 sq.ft.)

Total floor area: 67.6 sq.m. (727 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io