

HUNTERS[®]

HERE TO GET *you* THERE



Bateman Avenue

Rochdale, OL12 9ST

Asking Price £318,500



- MODERN DETACHED PROPERTY
- SPACIOUS DINING KITCHEN
- HIGHLY DESIRABLE LOCATION CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- GARDENS TO FRONT AND REAR
- EPC RATING TBC
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- QUIET CUL DE SAC LOCATION
- DETACHED GARAGE AND DRIVEWAY
- COUNCIL TAX BAND E
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this fantastic family home, situated in a highly desirable location on the door step of open countryside and local amenities including shops, schools and direct public transport links. Situated on a quiet cul-de-sac, this property makes the perfect family home, comprising of a welcoming entrance hall, downstairs WC, lounge and a modern dining kitchen to the ground floor. Leading to the first floor offers the family bathroom and four bedrooms, master with en-suite bathroom. Externally, this property boasts a detached single garage, driveway parking and well maintained gardens to both the front and rear. Viewings are highly recommended to appreciate this ideal family home.

Entrance Hallway

With laminate flooring, stairs to the first floor and convenient under the stairs storage cupboard, perfect for coats and shoes.

Downstairs WC

Fitted with a low level WC, wash hand basin and radiator.

Lounge

Located to the front of the property with laminate flooring.

Dining Kitchen

A fantastic feature to the property, fitted with a range of wall and base units, stainless steel sink and integrated appliances including, gas cooker with over head extractor fan, electric oven, microwave and dishwasher. A storage cupboard can also be located in the kitchen with plumbing for a washing machine and space for a dryer. The dining area offers space for a large dining table with French doors leading to the rear garden.

Landing

With access to all first floor rooms and loft access.

Bedroom One

A spacious master bedroom located to the front of the property with built in fitted wardrobes.

Bedroom Two

A further double bedroom located to the rear of the property.

Bedroom Three

A further double bedroom located to the rear of the property.

Bedroom Four

The smallest of the four bedrooms located to the front of the property, currently used as a nursery, however would make a great single bedroom or home office.

Bathroom

Fitted with a panelled bath with over head shower, low level WC, wash hand basin and chrome heated towel rail.

Garage & Parking

Driveway parking and a detached single garage can be located to the side of the property with power and up and over door.

Gardens

To the front offers a lawned garden. Leading to the rear boasts a spacious lawned garden with a paved seating area, raised planting beds and garden shed. An ideal flat garden for a family.

Material Information - Littleborough

Tenure Type; FREEHOLD

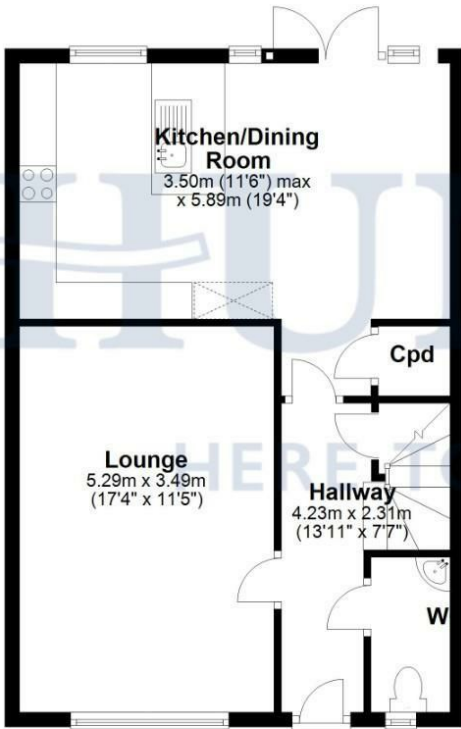
Annual Service Charge Amount £120.00

Council Tax Banding; Rochdale Council Band E

Floorplan

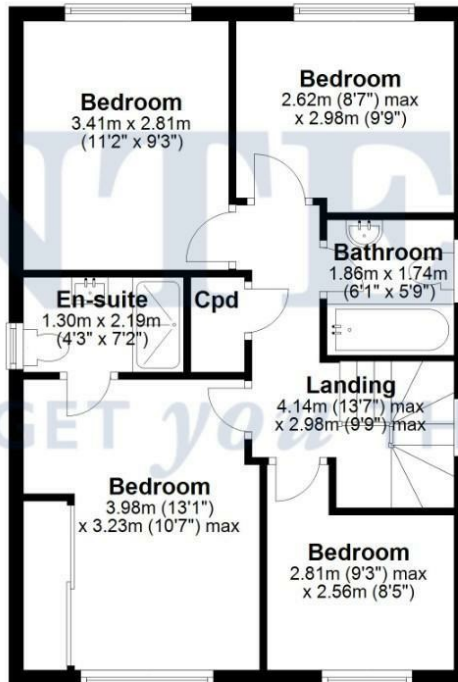
Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



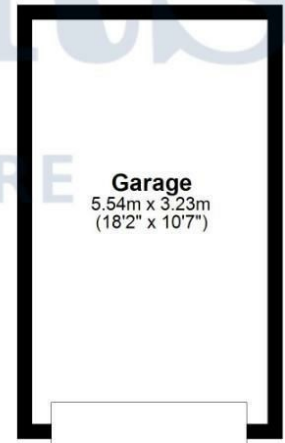
First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Outbuilding

Approx. 17.9 sq. metres (192.5 sq. feet)



Total area: approx. 121.4 sq. metres (1307.0 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

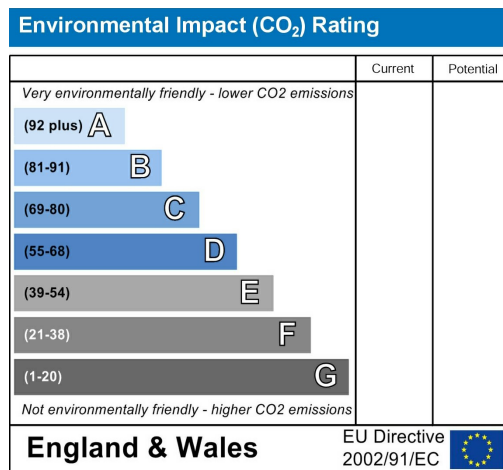
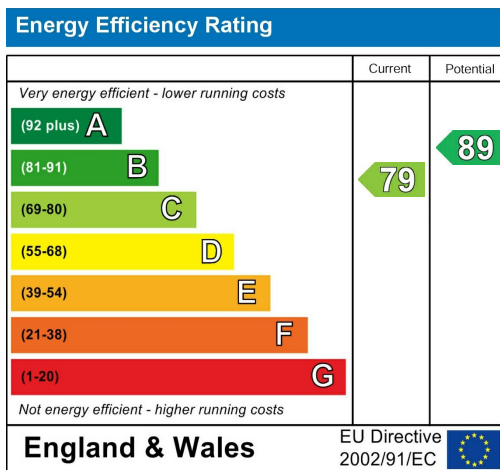
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.







Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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