



Queen Victoria Street, , Rochdale, OL11 2HF

- MID TERRACED PROPERTY
- SPACIOUS DINING KITCHEN AND REAR PORCH
- REAR YARD
- SOLD WITH NO ONWARD CHAIN
- EPC RATING TBC
- THREE BEDROOMS
- AN IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A
- LEASEHOLD

£134,950



Queen Victoria Street, , Rochdale, OL11 2HF - £134,950

DESCRIPTION

Hunters Estate Agents are pleased to offer this three bedroom mid terraced property, situated within easy access to local amenities including schools, shops and direct public transport links. An ideal first time buy or buy to let investment, this property offers spacious living accommodation, comprising of an entrance vestibule, spacious lounge, dining kitchen and rear porch to the ground floor. Leading to the first floor, this property boasts three bedrooms and a three piece bathroom suite. To the rear offers a private paved yard and on street parking to the front of the property. This property is offered with NO ONWARD CHAIN and viewings are highly recommended.

LOUNGE

14'2" max x 14'5"

Accessed via a welcoming entrance hall to a generous size and neutrally decorated lounge with an electric feature fireplace creating a focal point to the room.

DINING KITCHEN

11'11" x 14'5" max

A spacious dining kitchen, comprising of a range of wall and base units, stainless steel sink, double oven and electric hob with over head extractor fan. The dining kitchen offers space for a dining table, under stairs storage cupboard and stairs leading to the first floor.

REAR PORCH

5'2" x 7'11"

Located to the rear of the property, an ideal utility with UPVC door leading to the rear yard.

LANDING

With access to all first floor bedrooms and bathroom, and additional built in storage cupboard.

BEDROOM ONE

14'2" x 8'6" max

A double bedroom located to the front of the property with built in storage cupboards, ideal wardrobes and additional storage cupboard where the combi boiler can be located.

BEDROOM TWO

9'9" x 7'6"

A further bedroom located to the rear of the property.

BEDROOM THREE

11'8" x 5'6"

The smallest of the three bedrooms located to the front of the property.

BATHROOM

5'5" x 6'7"

A three piece bathroom suite, comprising of a low level WC, wash hand basin and low level WC.

EXTERNAL

A private paved yard located to the rear of the property with a gate leading to the rear.

Material Information - Littleborough

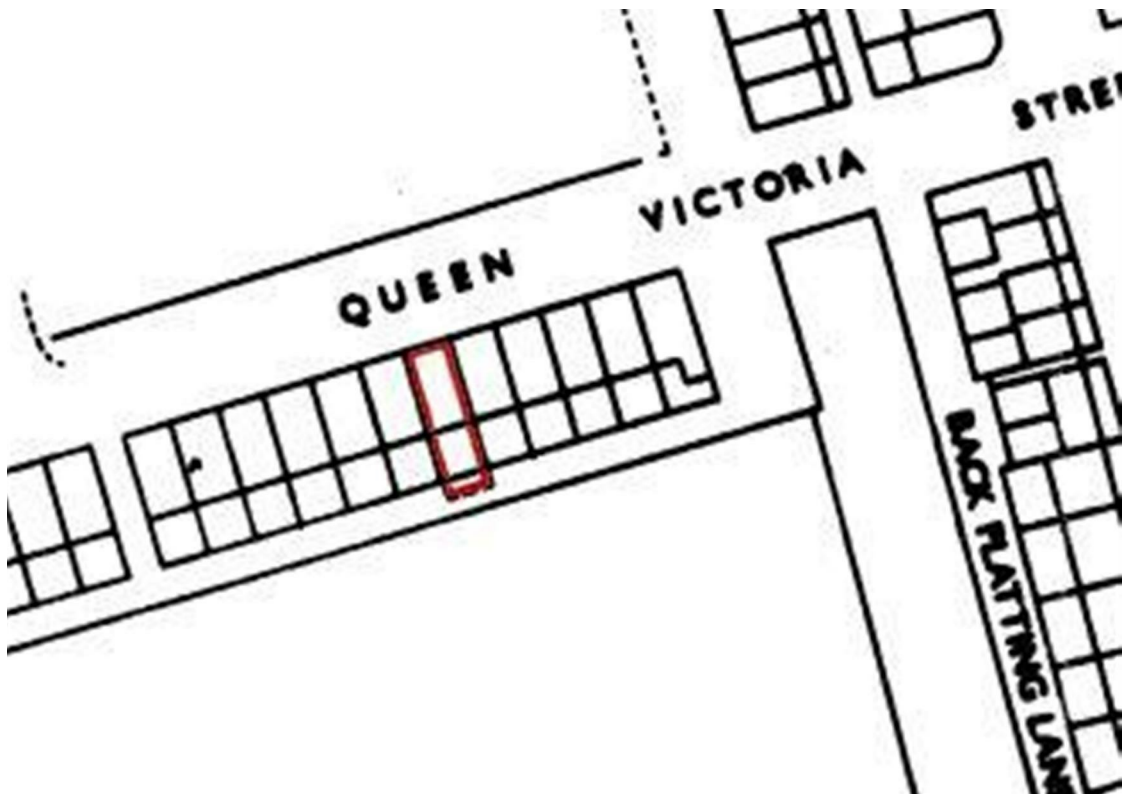
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 883

Leasehold Ground Rent Amount: £12.00

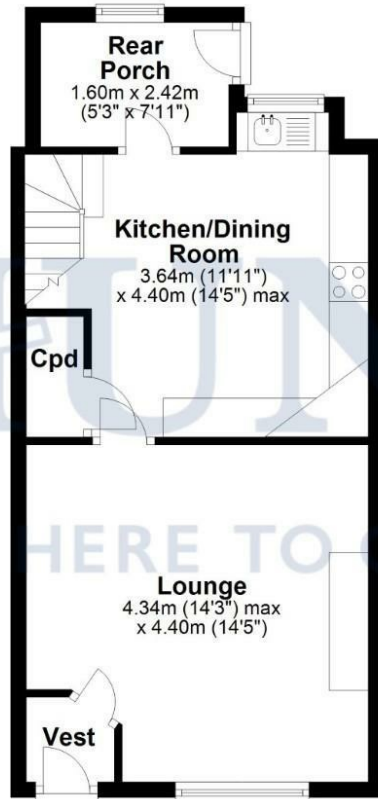
Council Tax Banding; ROCHDALE COUNCIL BAND A





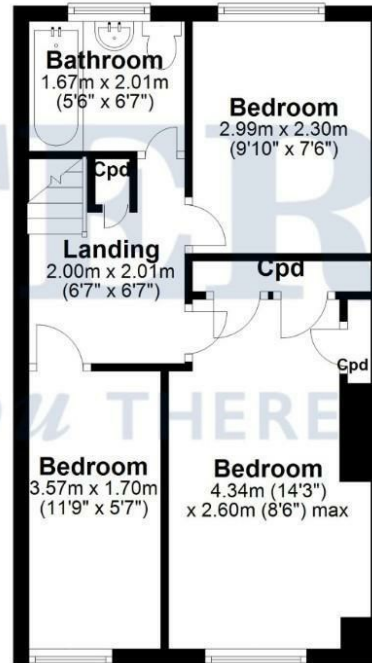
Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 75.6 sq. metres (813.4 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.

Viewings

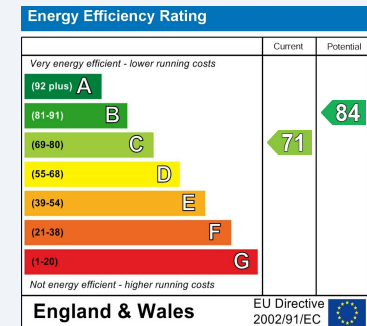
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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