

HUNTERS[®]

HERE TO GET *you* THERE



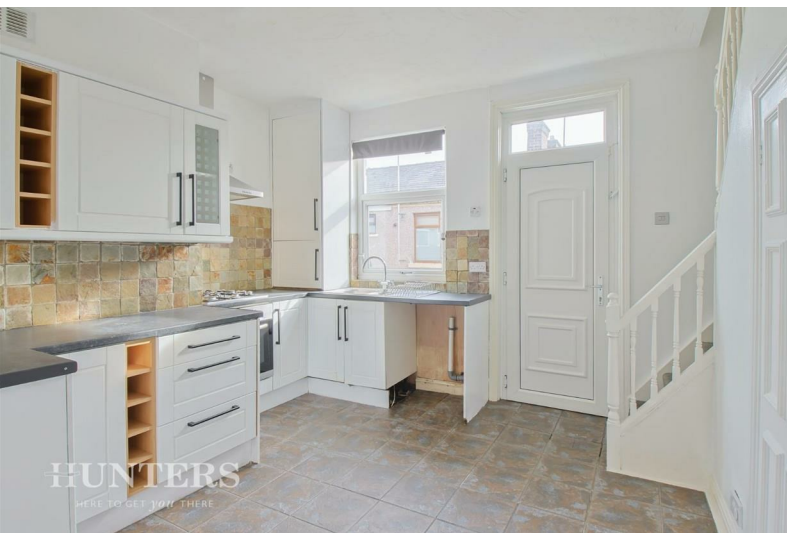
Newman Street

Smallbridge, Rochdale, OL16 2PT

£750 Per Month



Council Tax: A



6 Newman Street

Smallbridge, Rochdale, OL16 2PT

£750 Per Month



LOUNGE

Light and airy spacious lounge with entrance vestibule, feature fireplace with fitted gas fire, and a fitted storage cupboard.

KITCHEN

With a range of fitted base and wall units incorporating built in oven and hob, stainless steel sink unit, tiled floor and complementary wall tiling, plumbing for automatic washing machine, wall mounted gas combi boiler. A window and door look out to the rear yard and an internal door leads down to the cellar.

CELLAR

Accessed from the kitchen.

LANDING

with access to the roof space.

BEDROOM 1

large double bedroom at the front of the property, with wardrobes and built in dressing unit.

BEDROOM 2

Second double bedroom, with a rear aspect window.

BATHROOM

1.80m (5' 11") x 1.69m (5' 7")

Three piece suite comprising of a panelled bath with shower attachment, pedestal basin, low suite wc, tiled floor and fully tiled walls, built in storage cupboard and a window to the rear aspect.

EXTERNAL

Private rear yard with gated access.

Material Information - Littleborough

Rent: £750.00 pcm

Deposit: £865.38

Holding deposit: £183.46

Council Tax Banding; A

EPC Rating D



Road Map



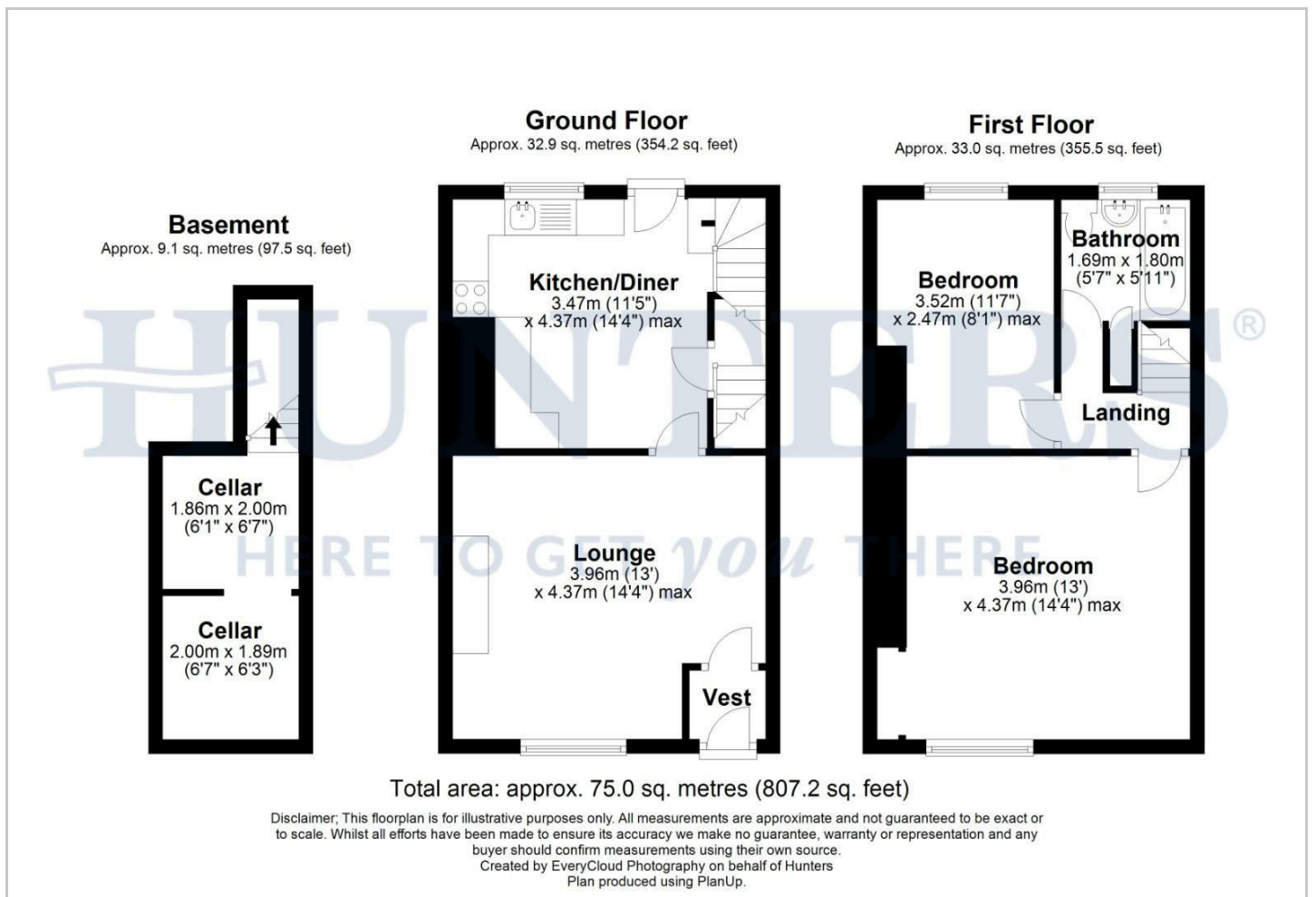
Hybrid Map



Terrain Map



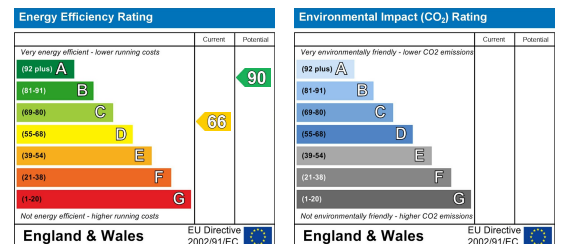
Floor Plan



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.

Energy Efficiency Graph



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.