



New Field Close, , Rochdale, OL16 2YJ

- MODERN SEMI DETACHED PROPERTY
- FANTASTIC CORNER PLOT POSITION
- CONSERVATORY
- GARAGE AND DRIVEWAY PARKING
- EPC C
- TWO DOUBLE BEDROOMS
- AN IDEAL OPPORTUNITY TO EXTEND (SUBJECT TO ALL PERMISSIONS)
- GARDENS TO THREE SIDES
- COUNCIL TAX BAND A
- LEASEHOLD

Offers In Excess Of £159,950



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DESCRIPTION

Situated on this highly popular development, at the end of a cul-de-sac a short distance from local amenities and Rochdale town centre offers this two bedroom semi detached property. Boasting a fantastic corner plot position with great opportunity to extend (subject to planning permission), this property would make an ideal starter home, family home, or for those looking to downsize. This property briefly comprises of an entrance hall, spacious lounge, fitted kitchen, conservatory, two double bedrooms and a fitted bathroom suite. Externally, as well as a great large corner plot, this property benefits from gardens to three sides with a large decked area, a detached single garage and driveway parking to the front. Viewings are highly recommended and are strictly by appointment only.



Entrance porch

A welcoming entrance hall with access to the lounge and useful storage cupboard ideal to store coats and shoes.

Lounge

15'8" x 14'3"

A spacious, bright and airy lounge situated to the front of the property with a bespoke spiral staircase leading to the first floor, and a dual aspect window to the front and side elevation.

Kitchen

7'3" x 14'3"

Fitted with a range of wall and base units, stainless steel sink, electric oven, gas hob with over head extractor fan, plumbing for a washing machine and space for a free standing fridge freezer. A built in breakfast bar and door leading to the conservatory.

Conservatory

11'5" x 9'10"

A great addition to any home located to the rear of the property, with full power, lighting and heating. The conservatory offers double doors leading to the garden and would make a fantastic extension (subject to all relevant permissions).

Landing

6'11" x 8'7"

With access to all first floor rooms and loft access.

Bedroom one

8'5" x 14'3"

A spacious bedroom located to the front of the property with two windows to the front elevation.

Bedroom two

7'3" (max) x 14'3"

A further double bedroom located to the rear of the property with two windows overlooking the garden and a useful storage cupboard where the recently fitted combi boiler can be located.

Bathroom

6'11" x 5'4"

A fitted bathroom suite, comprising of a bath with over head shower, low level WC, wash hand basin, heated chrome towel rail and frosted window to the side elevation.

External

Boasting a larger than average garden to three sides with a raised decking area to the rear, ideal for those wanting to sit out and enjoy.

Garage and parking

A single detached garage can be located to the side of the property with an up and over door, power and lighting. Driveway parking can be located to the front of the garage.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 957

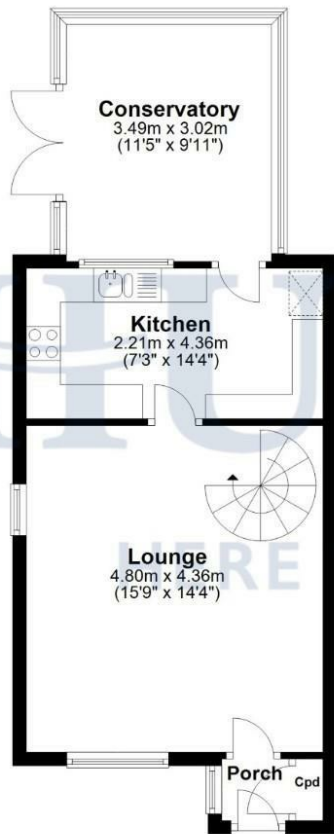
Leasehold Ground Rent Amount: £30.00 per annum

Council Tax Banding; Rochdale Council Band A



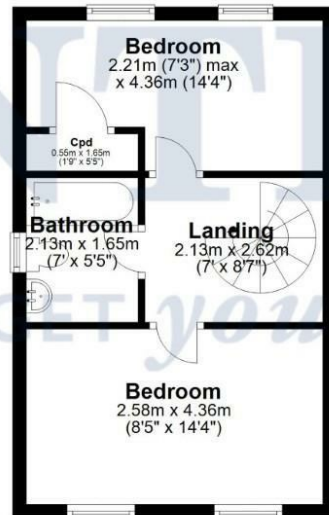
Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



Outbuilding

Approx. 15.8 sq. metres (169.9 sq. feet)



Total area: approx. 90.2 sq. metres (971.3 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 Littleborough
Plan produced using PlanUp.

Viewings

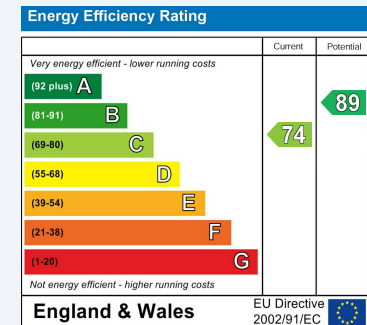
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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