



The Cottons, Rochdale

- 50% SHARED OWNERSHIP
- SPACIOUS DINING KITCHEN
- ENCLOSED REAR GARDEN
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A
- MODERN SEMI DETACHED
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- LEASEHOLD
- EPC RATING B

50% Shared Ownership £80,000

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HERE TO GET *you* THERE

The Cottons, Rochdale

DESCRIPTION

*** SHARED OWNERSHIP, ELIGABILITY CRITERIA REQUIRED***

Hunters Estate Agents are delighted to offer to the market this rare opportunity to purchase this modern two bedroom semi detached house, at this affordable price. The price represents a 50% share with an affordable rent of £192.40 per month. The accommodation briefly comprises of a spacious living room, downstairs WC and a large dining kitchen with French doors that open out onto the private rear garden, perfect for entertaining. To the first floor are two double bedrooms and a modern three piece bathroom suite. The house comes with gas central heating, double glazing, a good sized rear enclosed garden and off road parking. Ideal for those looking to get onto the property ladder or those who seek to downsize. The location in the popular area of Smallbridge, is situated conveniently close to all the local amenities, including shops schools and transport links into the neighbouring towns. With shared ownership you buy a percentage of the house and pay an affordable rent on the unowned share. It is a stepping stone to owning your home outright as when you can afford to, you are able to purchase additional shares in the house, this is known as staircasing. It is perfect if you have a low deposit or income.

Entrance Hall
Stairs lead you to the first floor landing and a door opens into the lounge.

Lounge
15'1" x 10'6"
Tastefully decorated with a window to the front aspect.

Dining Kitchen
13'10" x 12'4"
A spacious modern kitchen with a range of base and wall units with built-in appliances. Plenty of space for dining table with double doors opening out onto the garden.

WC
Downstairs WC with a wash hand basin.

Landing
7'2" x 6'11"
With access to all the first floor rooms.

Bedroom 1
13'10" x 9'9"
A good sized double bedroom with front aspect windows.

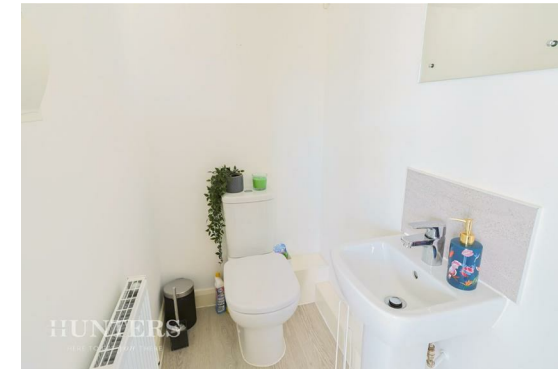
Bedroom 2
13'10" x 10'0"
Light and airy double bedroom overlooking the rear garden.

Bathroom
7'2" x 6'7"
Modern three piece suite with a low-level WC, wash, hand basin, and bath with a shower over.

Parking
To the front there is a driveway providing off-road parking.

Garden
To the rear an enclosed good sized rear garden with patio and lawn.

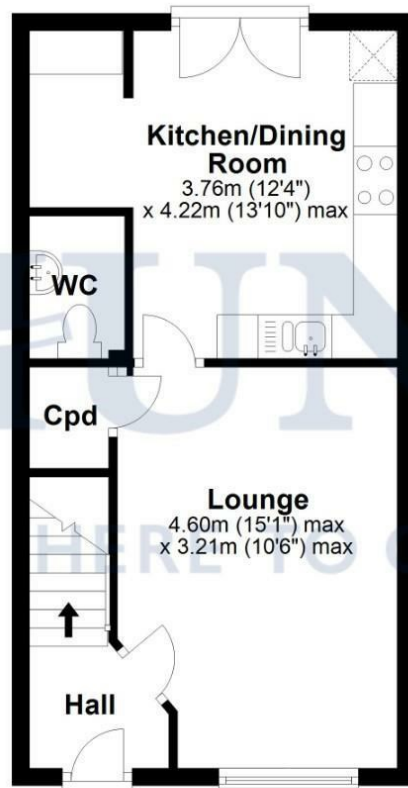
Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 247
Leasehold Annual Service Charge Amount £
Shared Ownership 50% of share, amount of rent on remaining share 50%, £192.40
Council Tax Banding; ROCHDALE
COUNCIL BAND A.





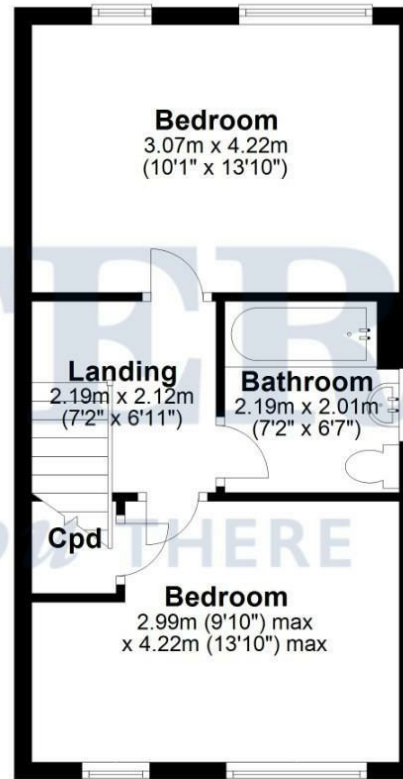
Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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.

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