



Old Hall Mews, Rochdale, OL12 9FG

- MODERN MEWS PROPERTY
- MODERN FINISH THROUGHOUT
- DOWNSTAIRS WC
- ALLOCATED PARKING TO THE SIDE
- EPC RATING B
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS AND MAINLINE TRAIN STATION
- GARDEN TO THE REAR
- COUNCIL TAX BAND B
- FREEHOLD

£199,950



Old Hall Mews, Rochdale, OL12 9FG

DESCRIPTION

A fabulous, three bedroom end mews property, situated on this modern and exclusive development of only 14 homes, in a highly sought after location which provides convenient access to all the local amenities including schools, shops and transport links with the mainline train stations and the wonderful nearby tourist attractions of Watergrove Reservoir and Hollingworth Lake. This development has been thoughtfully designed and this property in particular boasts spacious accommodation which is light and bright and offers quality fixtures and fittings. Internally the property briefly comprises of a spacious lounge diner, a downstairs WC and a modern breakfast kitchen. The first floor boasts three bedrooms and the family bathroom. Externally offers a private garden to the rear and allocated parking to the side for two cars.



ENTRANCE PORCH

A useful place to store shoes and hang coats with access to the lounge.

LOUNGE DINER

18'3" x 13'8" max

A generous sized lounge with plenty of space for furniture and space for a dining table. Stairs accessing the first floor.

DOWNSTAIRS WC/ CLOAKROOM

Useful to have in any family home is this two piece suite which briefly comprises of a low-level WC and wash hand basin with modern tiled walls and flooring.

KITCHEN

7'11" x 13'8"

A modern range of base and wall units with complimentary work surfaces and tiled splashbacks with a built-in oven and gas hob, stainless steel sink and drainer, and plumbing for a washing machine. With space for a freestanding fridge freezer and glass door which leads to the rear garden.

LANDING

With access to all first floor rooms.

BEDROOM ONE

9'6" max x 13'8"

A spacious double bedroom with two windows to the rear of the property.

BEDROOM TWO

10'7" x 6'11"

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

BEDROOM THREE

6'9" x 6'3"

Situated to the front of the property, currently used as a home office, however would make a perfect single bedroom.

BATHROOM

5'8" x 6'11"

With modern tiles to both floor and walls this family bathroom offers a low-level WC, wash hand basin, heated towel rail, and a panelled bath with a shower over.

GARDENS AND PARKING

A fabulous lawned garden to the rear with a paved seating area. Allocated parking for two cars can be located to the side of the property.

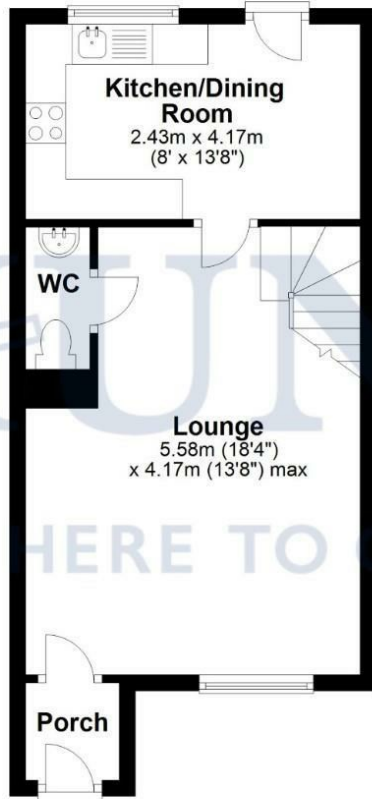
Material Information - Littleborough

Tenure Type; FREEHOLD with £200.00 rent charge
Council Tax Banding; ROCHDALE COUNCIL BAND B



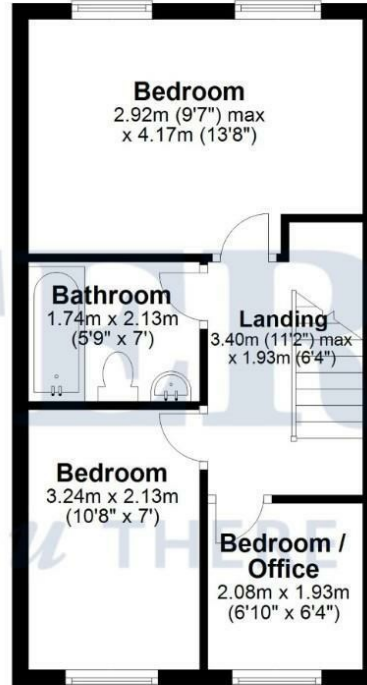
Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 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

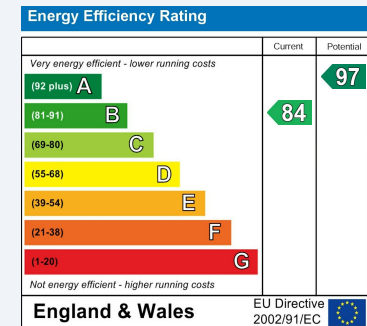
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com <https://www.hunters.com>

