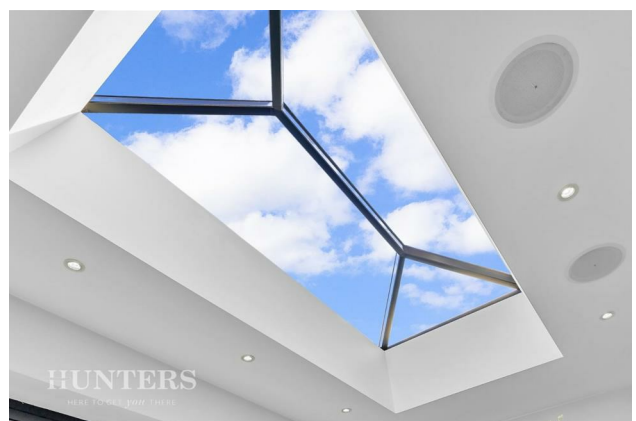
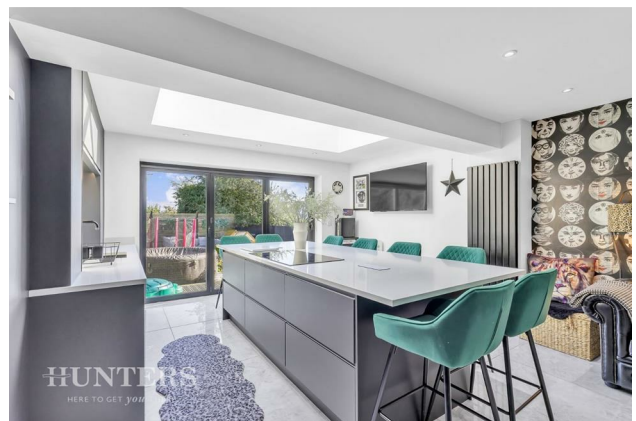


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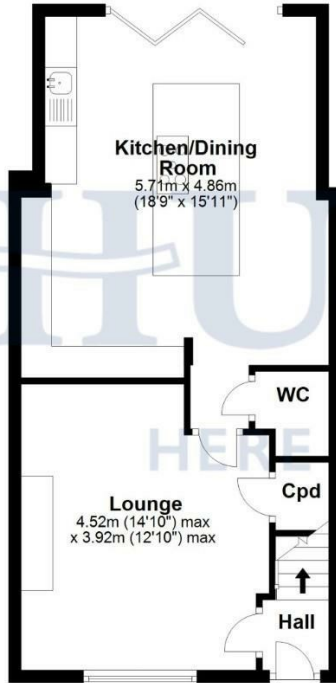


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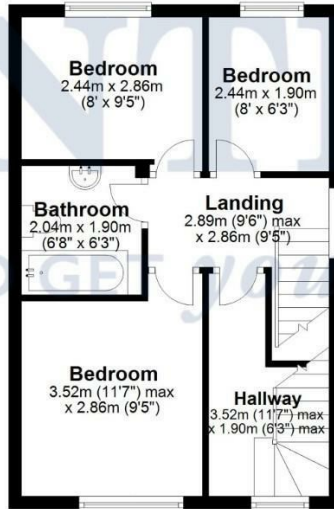
Ground Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



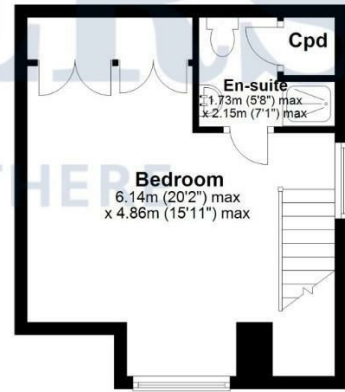
First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Second Floor

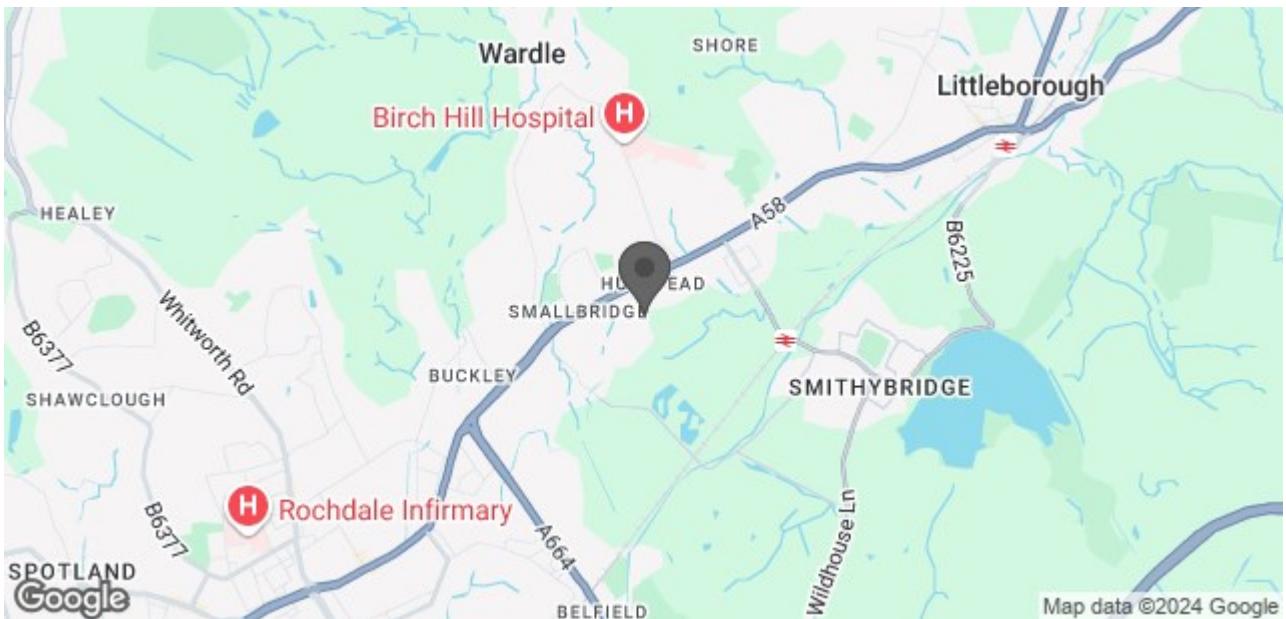
Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 112.2 sq. metres (1208.0 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.

Map



Summary

Beautifully presented from start to finish! This modern EXTENDED end townhouse offers plenty of living accommodation spread out over three floors with a wonderful outlook to the rear and is located conveniently close to all the local amenities including transport links to the neighbouring towns of Littleborough and Rochdale. Tucked away on this 'no through' road this home is ideal for a growing family. The ground floor accommodation, which has been extended boasts a fabulous lounge, downstairs WC and a large modern stylish family dining kitchen. All the bedrooms are a good size and offer a light and airy feel, with two modern bathrooms, all presented to a high standard. Externally the property provides off street parking to the front and an enclosed landscaped garden to the rear. Gas centrally heated and double glazed throughout. A viewing is highly recommended to fully appreciate the space on offer and the quality finish.

Entrance

A welcoming entrance hall with stairs accessing the first floor and a door to the lounge.

Lounge

14'9" x 12'10"

A spacious tastefully decorated lounge located to the front of the property, with an inset feature Bioethanol fuel fireplace set within the media wall that provides a real flame and heats the room also. A window to the front aspect. A useful storage cupboard under the stairs.

Downstairs WC

Fitted with a low level WC, wash hand basin and stylishly decorated, with a window to the side aspect.

Dining Kitchen

18'8" x 15'11"

A truly fabulous extended kitchen which now provides a modern contemporary space with a statement island with luxury Quartz work top that provides dining for up to 8 people. With underfloor heating, the kitchen boasts quality fitted units offering a range of storage facilities and integrated appliances such as a built in coffee machine, ovens, combination microwave and warming draws. Full length fridge and freezer along with a dish washer, washing machine and inset induction hob. Tall wine chiller and a quality hot water tap. Flooded with plenty of natural light via the bifold doors and the feature roof lantern.

First Floor Landing

With access to all first floor bedrooms and bathroom with stairs leading up to the second floor.

Bedroom 2

11'6" x 9'4"

A double bedroom located to the front of the property with fitted wardrobes.

Bedroom 3

8'0" x 9'4"

A further double bedroom located to the rear of the property which is flooded with plenty of natural light and has the benefit of a lovely open aspect view.

Bedroom 4

8'0" x 6'2"

The smallest of the four bedrooms located to the rear of the property benefiting from the fabulous view.

Family Bathroom

6'8" x 6'2"

A fitted family bathroom suite, comprising of a low level WC, panelled bath with over head shower, wash hand basin and radiator.

Second Floor

Master Bedroom

20'1" x 15'11"

Located on the second floor offers the impressive master suite with windows to the front and side elevation, built in wardrobes and a door to the en-suite.

En-Suite Shower Room

Fitted with a walk in shower, low level WC, wash hand basin with storage beneath and heated towel rail. A built in useful storage cupboard and stylish tiling.

External

To the front there is a private driveway for off road parking and an enclosed rear garden that has been landscaped and is ideal for a family to sit out and enjoy with a fabulous far reaching view beyond.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 231

Leasehold Annual Service Charge Amount £200

Ground Rent Annual Charge £200, review period every 25 years, will increase by £100 01/01/2030. (Capped at £600)

Council Tax Banding; ROCHDALE COUNCIL BAND D