



Greengate Close, Rochdale, OL12 9PX

- GROUND FLOOR FLAT
- ONE BEDROOM
- WET ROOM STYLE BATHROOM
- EPC RATING C
- LEASEHOLD
- TUCKED AWAY LOCATION
- LOUNGE WITH SEPARATE KITCHEN
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A

£85,000



Greengate Close, Rochdale , OL12 9PX

DESCRIPTION

Tucked away in the corner and situated on a quiet cul-de-sac in a popular residential location, with easy access to Wardle, Smithy Bridge, Littleborough and Rochdale town centre. Hunters Estate Agents are delighted to offer for sale this ONE BEDROOM GROUND FLOOR FLAT. The home benefits from gas central heating and UPVC double glazing throughout. The accommodation comprises briefly of an entrance hall with useful storage, lounge, kitchen, one double bedroom and a wet room style bathroom. Externally there is a well presented maintained communal areas. VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY AND LOCATION ON OFFER. SOLD WITH NO ONWARD.

Entrance Hall

A welcoming hallway with useful storage cupboards to be able to hang coats and store shoes.

Lounge

14'1" x 12'0"

Light and airy living room with an electric fire place and a window to the front aspect. Doors lead into the kitchen.

Kitchen

8'5" x 9'9"

A range of base and wall units with a built-in oven and hob with further space for appliances. Window looks out to the rear aspect.

Bedroom

10'10" x 10'6"

Double bedroom that is light and bright from the window to the front aspect.

Bathroom

8'5" x 4'5"

Wet room style bathroom with a low level WC, wash hand basin and walk-in shower. Window to the rear aspect.

Communal Gardens and Parking

Well maintained gardens and a paved path leading to a paved courtyard with secure gates where the entrance to this flat can be found tucked out of the way. Communal Parking.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 89

Leasehold Annual Service Charge Amount £108.91

Leasehold Ground Rent Amount; £10

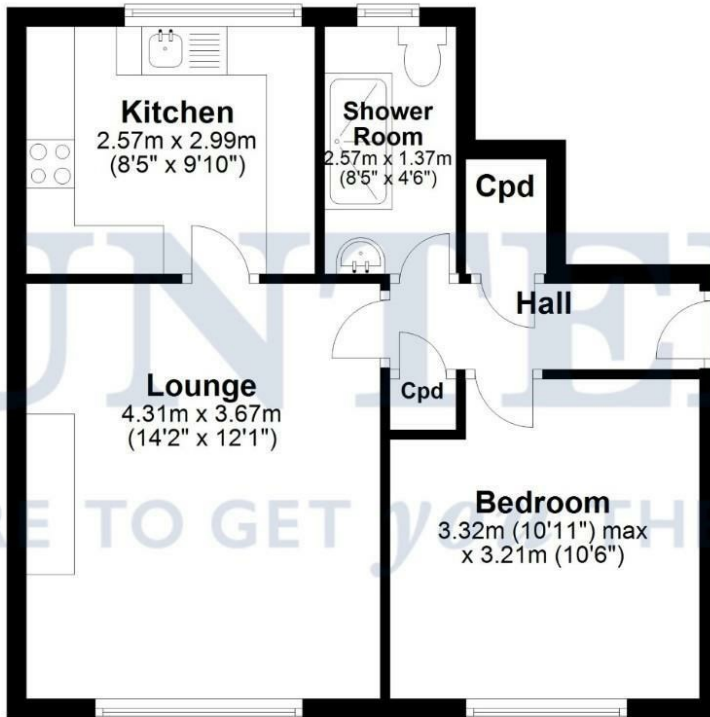
Council Tax Banding; ROCHDALE COUNCIL BAND A





Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 43.2 sq. metres (464.7 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 Littleborough
Plan produced using PlanUp.

Viewings

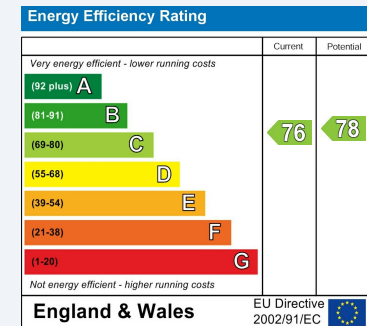
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

