

# HUNTERS®

HERE TO GET *you* THERE



## Syke Road

Rochdale, OL12 9TB

£185,000



- FABULOUS FAR REACHING VIEWS
- WONDERFUL REAR GARDEN
- TWO BEDROOMS PLUS ATTIC ROOM
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D

- EXTENDED PROPERTY
- TWO RECEPTION ROOMS
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND A
- LEASEHOLD

Tel: 01706 390 500

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Rochdale, OL12 9TB

£185,000



Hunters Estate Agents are pleased to present this beautifully extended and deceptively spacious home, offering stunning views and a fabulous rear garden. The property is tastefully presented throughout and benefits from gas central heating and double glazing. The accommodation briefly comprises an entrance porch, a spacious light and airy lounge, a separate dining room, and a fitted kitchen. Upstairs, there are two bedrooms, both benefiting from fabulous views, a bathroom featuring a three-piece suite with an overhead shower. The loft has been converted with a staircase from the landing, offering additional versatile space. Externally, the home boasts a wonderful garden with open views, a truly lovely setting to be able to sit out and enjoy. (Please note the garden is rented separately for (£156per annum). Viewings are highly recommended to fully appreciate all this property has to offer, inside and out.

### Porch

Thoughtfully added by the current vendors, this practical and welcoming space serves as a useful transition before entering the lounge. Ideal for hanging coats and storing shoes, it provides both convenience and organization.

### Lounge

14'9" x 13'8" (4.51 x 4.18)

A light and airy space with a pleasant front aspect over, Syke common tastefully decorated to create a bright and welcoming atmosphere.

### Dining Room

8'11" x 10'9" (2.73 x 3.29)

Featuring a double-glazed window to the rear, this room is filled with natural light and offers plenty of space for a dining table, making it perfect for family meals or entertaining. Stairs lead to the first floor, enhancing the functional layout.

### Kitchen

12'6" x 6'6" (3.82 x 1.99)

A fitted kitchen with double-glazed windows to the side and rear, allowing for plenty of natural light. It features an inset sink and drainer, complementary worktops, and plumbing for an automatic washing machine. and further space for fridge freezer.

### Landing

### Bedroom1

8'8" max x 13'8" (2.65 max x 4.18)

A generously sized double bedroom, beautifully positioned with a front aspect overlooking the common. The room is thoughtfully designed with built-in wardrobes and cupboards, providing an abundance of storage space while maintaining a tidy, clutter-free environment.

### Bedroom 2

11'9" x 7'4" (3.59 x 2.26)

A charming bedroom with a rear aspect,

offering a picturesque view. It features a built-in wardrobe and cupboard, providing convenient storage while maximizing space.

### Bathroom

7'7" x 5'11" (2.32 x 1.82)

A well-appointed three-piece suite, complete with a window to the rear that allows natural light to fill the space, creating a bright and airy feel.

### Attic Room

11'10" x 13'8" (3.62 x 4.18)

A versatile converted space, accessed via a staircase from the landing. It features a Velux roof window, allowing plenty of natural light to flood the room. Additional storage is cleverly incorporated into the eaves, maximizing the use of space.

### External

A small, well-maintained garden that adds charm to the property's exterior. The rear features a paved yard that leads to a generous lawn garden, perfect for outdoor relaxation and activities. A storage shed is included, offering additional space for tools or equipment. The garden offers stunning views, creating a peaceful retreat. (Please note, the garden is rented separately at £120 per annum.)

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 884

Leasehold Ground Rent Amount: £1.00

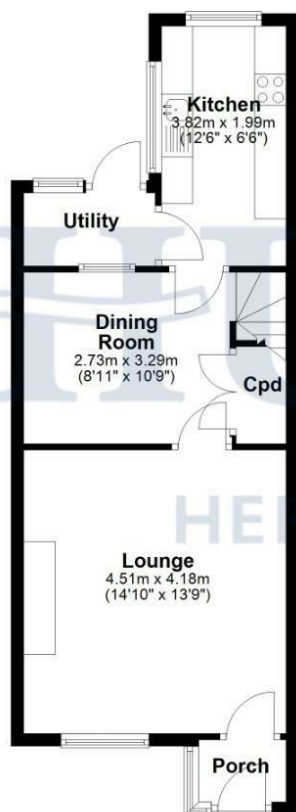
The garden is on a separate lease: £156.00 pa

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

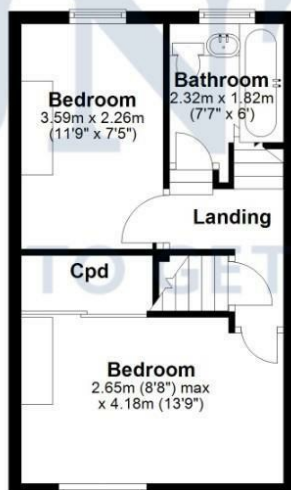
## Ground Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



## Second Floor

Approx. 15.9 sq. metres (171.6 sq. feet)



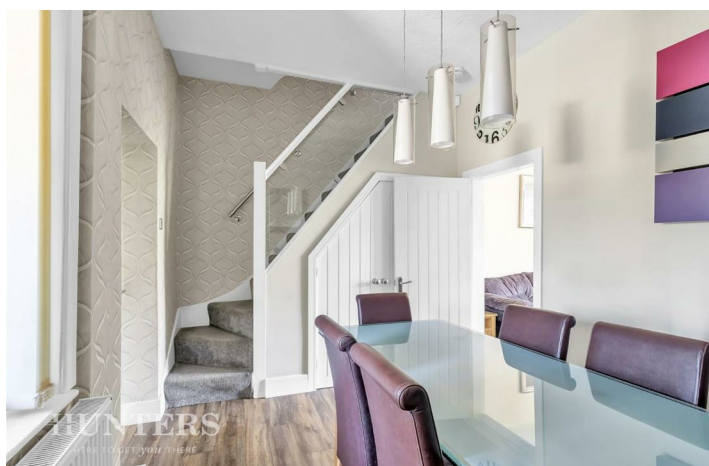
## Outbuilding

Approx. 8.1 sq. metres (87.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.9 sq. feet)

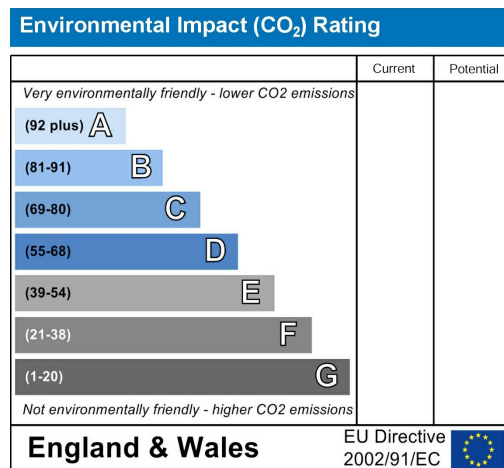
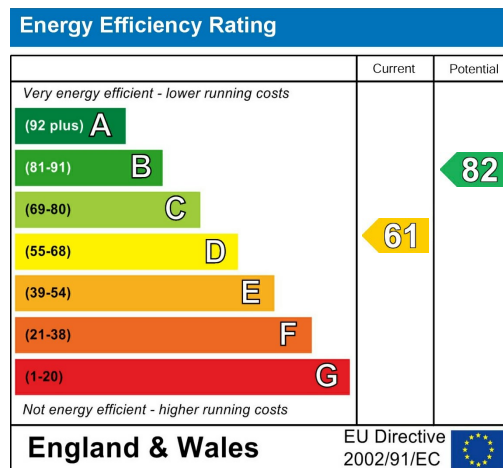
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







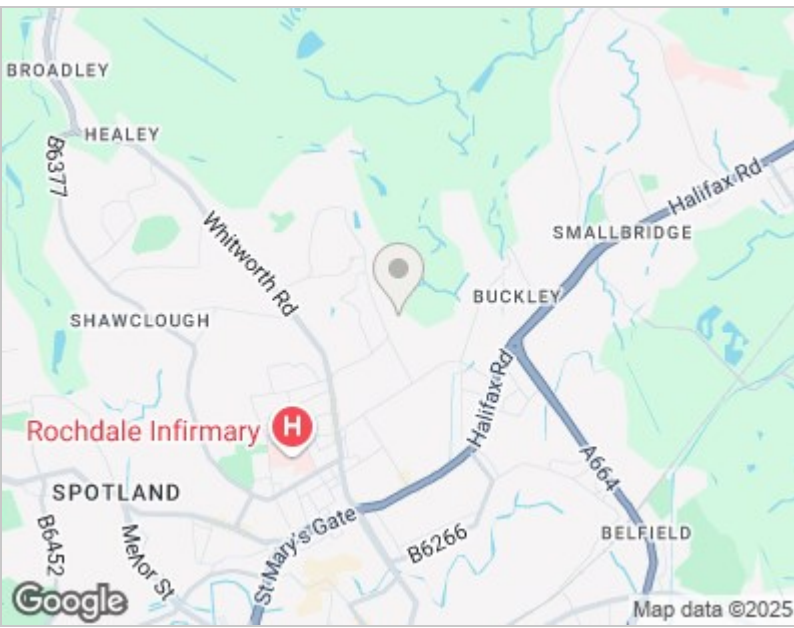
## Energy Efficiency Graph



## 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.

Road Map



Hybrid Map





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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