

HUNTERS®

HERE TO GET *you* THERE



Thimble Close

Rochdale, OL12 9QP

£200,000



- THREE BEDROOMS SEMI DETACHED
- CONVENIENT TO LOCAL SCHOOLS AND TRANSPORT LINKS
- MODERN SHOWER ROOM
- SOLD WITH NO CHAIN
- EPC RATING D
- POPULAR RESIDENTIAL AREA
- LOUNGE DINING ROOM AND CONSERVATORY
- GARDENS AND DRIVEWAY
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

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£200,000



Hunters Estate Agents are pleased to present for sale this well-maintained three-bedroom semi-detached property. Conveniently located near local amenities, including shops, Primary and High schools, and excellent public transport link. This home offers a comfortable and functional layout and features an enclosed porch, spacious lounge-through-dining room, fitted kitchen, wrap-around conservatory, a modern shower room suite. Externally, the property boasts ample off-road parking at the front and side, along with a low-maintenance enclosed garden to the rear. Viewings are highly recommended and is being sold with no onward chain.

Entrance Porch

The porch features a UPVC front door and an internal door leading into the lounge. It provides a practical space for coats, shoes, and other outdoor essentials, helping to keep the rest of the house tidy and organized.

Lounge Diner

The lounge (4.52m x 4.32m) has an open archway leading into the dining room (3.14m x 2.35m), creating a seamless flow between the two spaces. The room is fitted with carpet and features a living flame electric fire set within a decorative surround, adding both warmth and charm. A double-glazed bay window allows plenty of natural light, and a radiator provides additional heating. The dining room boasts plenty of space for a dining table and has double doors that open into the conservatory, offering an airy and connected feel to the space.

Kitchen

10'3" x 6'9" (3.14 x 2.07)

The kitchen is fitted with a range of wall and base units, complemented by work surfaces and splashback tiling. It includes space for a freestanding cooker and further space for a fridge freezer. While the kitchen is somewhat dated, it offers great potential to be updated. There's also the possibility to knock through to the dining area, as seen in neighbouring properties, or extend into the conservatory to create a more open and modern space.

Conservatory

The conservatory is a spacious, wrap-around room, accessed from both the kitchen and dining room. Its generous layout adds great potential for extending the living space, offering a bright and airy area that can be customized to suit various needs. The room provides seamless connection to the garden, making it perfect for relaxation or additional entertaining space.

Landing

8'4" x 5'10" (2.55 x 1.80)

The landing features a side window, allowing

natural light to brighten the space. It provides access to the loft, which is part-boarded and includes a ladder for easy access, as well as leading to the bedrooms and the shower room.

Bedroom 1

14'2" x 8'7" (4.32 x 2.62)

Bedroom 1 is a double room with a front aspect, allowing natural light to fill the space. It also features fitted wardrobes, providing convenient storage and helping to maximize the room's layout.

Bedroom 2

10'8" x 8'7" (3.27 x 2.62)

Double bedroom with a rear aspect, offering a view over the garden and beyond.

Bedroom 3

10'1" x 5'10" (3.09 x 1.80)

Single room with a front aspect, making it an ideal space for a child's bedroom or a home office. It offers flexibility to suit various needs, with natural light enhancing the room.

Shower Room

6'1" x 5'10" (1.86 x 1.80)

The shower room is modern and well-equipped, featuring a WC, wash hand basin, and a walk-in shower with an electric shower. It also includes a heated towel rail and is fully tiled, creating a sleek and functional space. A window to the rear allows for natural light and ventilation.

External

Externally, the property features a driveway to the front and side, providing off-road parking. The front garden is well-maintained, while the good-sized rear garden is low maintenance, offering a pleasant outdoor space to enjoy.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 949

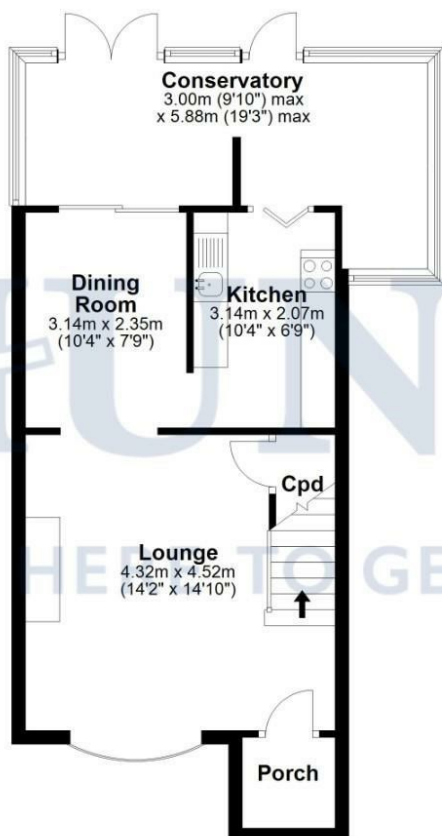
Leasehold Annual Ground Rent Amount £15.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

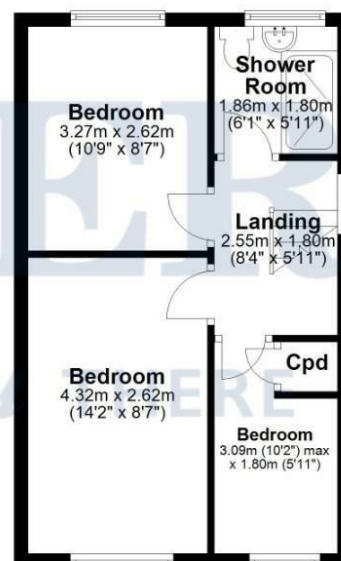
Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 sq. feet)

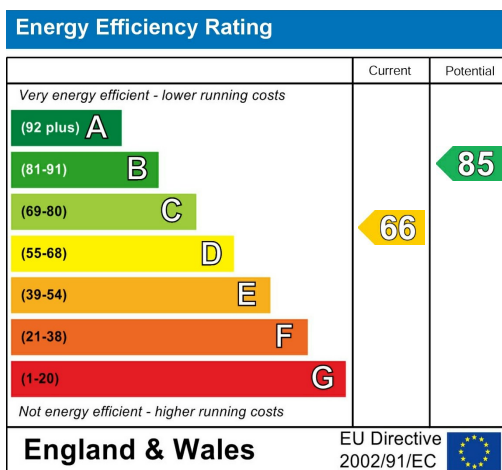
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







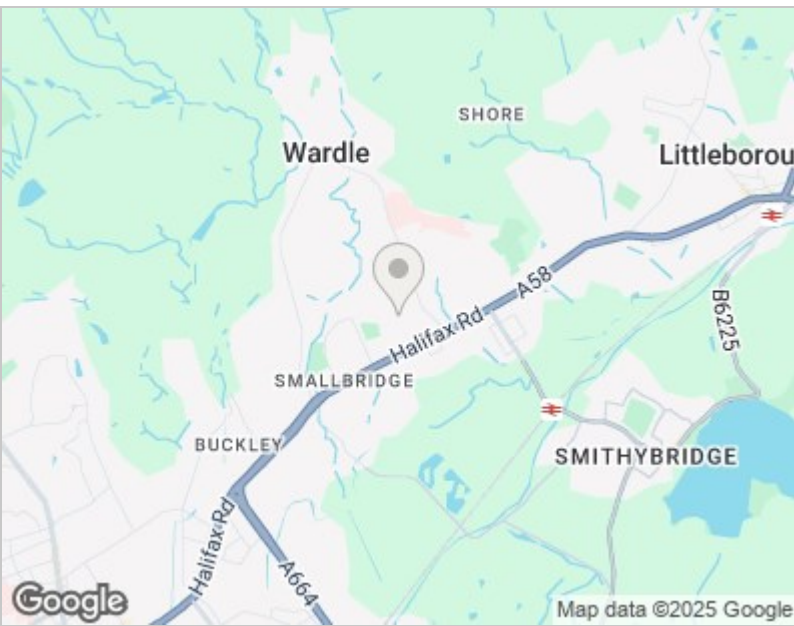
Energy Efficiency Graph



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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