

# HUNTERS®

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## Halifax Road

Hurstead, Rochdale, OL12 9QZ

£1,100 Per Month



Situated close to local amenities including shops, schools and direct public transport links, offers this three bedroom semi detached property. Offering spacious accommodation throughout, this property comprises of an entrance hall, downstairs WC, generous size lounge and a modern dining kitchen to the ground floor. Leading to the first floor offers three bedrooms, master with en-suite bathroom, and the house family bathroom suite. Externally, this property boasts gardens to front and rear, and parking for two cars. **CURRENTLY TENANTED - AVAILABLE FROM MID JULY**



## ENTRANCE HALL

With access to the downstairs WC and lounge.

## DOWNSTAIRS WC

Fitted with a low level WC, vanity wash hand basin, radiator and frosted window to the front.

## LOUNGE 15'4" max x 15'0" max (4.69 max x 4.58 max)

A spacious lounge, with electric feature fireplace, under stairs storage cupboard and stairs leading to the first floor.

## DINING KITCHEN 8'6" x 15'0" (2.60 x 4.58)

A modern fitted kitchen, comprising of a range of wall and base units, stainless steel sink, electric oven, gas hob with over head extractor fan and wall mounted combi boiler. The dining kitchen offers space for a freestanding fridge freezer, plumbing for a washing machine and space for a dining table. Patio doors leading to the rear garden.

## LANDING

With access to all first floor bedrooms and bathroom.

## BEDROOM ONE 12'11" x 8'4" (3.94 x 2.56)

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

## EN-SUITE BATHROOM 2'11" max x 8'4" (0.90 max x 2.56)

Fitted with a low level WC, vanity wash hand basin and walk in shower.

## BEDROOM TWO 8'6" max x 8'4" max (2.60 max x 2.56 max)

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

## BEDROOM THREE 9'0" x 6'3" (2.75 x 1.93)

The smallest of the three bedrooms, yet a single room located to the front of the property.

## BATHROOM 5'6" x 6'3" (1.68 x 1.93)

A fitted family bathroom, comprising of a low level WC, vanity wash hand basin and bath.

## EXTERNAL

Externally this property offers a small garden to the front, to the rear offers a tiered garden with a paved patio area. Off street parking for two cars can be located to the rear of the property.

## Material Information - Littleborough

Rent: £925.00 pcm

Deposit: £1067.30

Holding deposit; £213.46

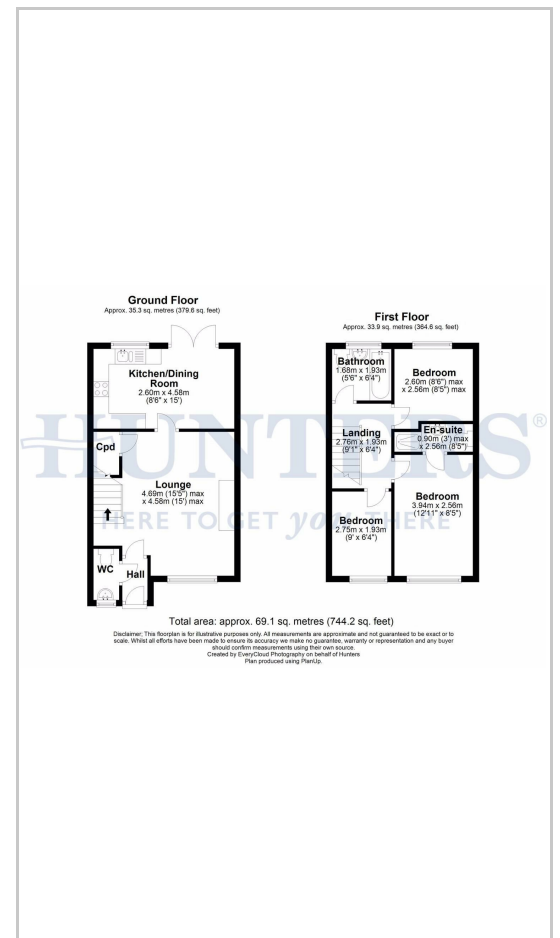
## Council Tax Banding; B

EPC Rating: C

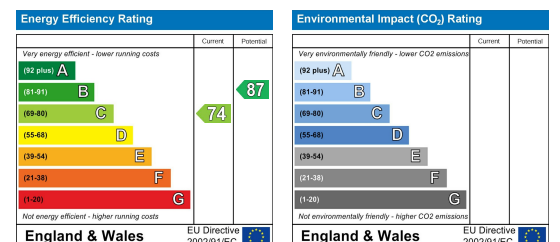
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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