



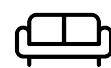
HUNTERS

HERE TO GET *you* THERE

Mary street

Rochdale, Greater Manchester, OL16 2SE

£169,950



- MODERN END TERRACE PROPERTY
- OPEN PLAN LOUNGE AND DINING KITCHEN
- PRIVATE ENCLOSED YARD TO THE REAR
- COUNCIL TAX BAND A
- LEASEHOLD
- THREE BEDROOMS
- POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES
- AN IDEAL FIRST TIME BUY
- EPC RATING C

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£169,950



Hunters Estate Agents are delighted to present to the market this modern three-bedroom end-terrace property, ideally located in the popular area of Hurstead and within walking distance of a range of local amenities including schools, shops and a short distance from Smithy Bridge train station providing direct access to both Manchester and Leeds city centres.

An ideal first-time purchase, this well-presented home is ready to move straight into. The ground floor offers a bright and spacious open-plan lounge and dining kitchen, perfect for modern living and entertaining.

To the first floor are three well-proportioned bedrooms and a contemporary bathroom suite.

Externally, the property benefits from a private enclosed rear yard, with street parking conveniently available to the front.

Early viewing is highly recommended to fully appreciate what this home has to offer.

Open Plan Lounge Kitchen Diner

22'5" x 17'1" (6.83m x 5.20m)

This inviting open-plan space combines living, kitchen and dining to create a fantastic living space. The kitchen is thoughtfully designed with modern grey wall and base units, complemented by integrated appliances, as well as space for freestanding under counter appliances. A breakfast bar provides a casual dining spot and additional preparation space. The living area is comfortable and bright, featuring a large window and stylish electric fireplace set against a feature wall. Light wood-effect flooring and neutral tones create a warm and contemporary atmosphere, with a staircase tucked neatly in one corner and a convenient storage cupboard beneath it. A door leads to the rear yard, enhancing the practical flow of the ground floor.

Landing

10'1" x 6'2" (3.08m x 1.87m)

The landing provides access to all first-floor rooms.

Bedroom 1

11'9" x 10'7" (3.59 x 3.23)

A welcoming double bedroom, with a window to the front elevation and ample space for additional furniture.

Bedroom 2

10'4" x 8'3" max (3.14 x 2.51 max)

A further bedroom located to the rear of the property overlooking the rear yard.

Bedroom 3

8'10" x 6'2" (2.68 x 1.87)

The smallest of the three bedrooms, currently used as a home office, however would make an ideal nursery or single bedroom.

Bathroom

6'9" x 8'6" (2.06m x 2.59m)

The bathroom is thoughtfully fitted with a modern

suite, including a bathtub with shower, a low level WC and a vanity unit with basin. The walls feature stylish tiling, while a frosted window ensures privacy and natural light.

Rear Garden

This private rear garden features a paved patio area enclosed by brick walls and timber fencing. It offers a manageable outdoor space ideal for relaxing or entertaining, with some planting around the edges and a gate providing rear access.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 877

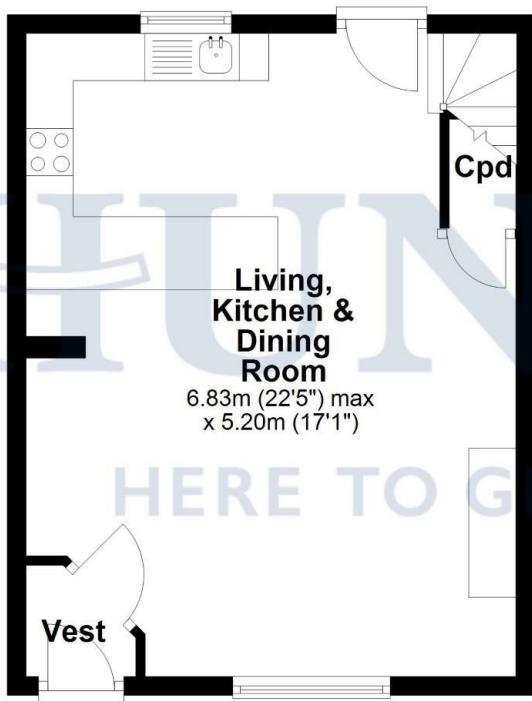
Leasehold Annual Ground Rent Amount £16.00

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

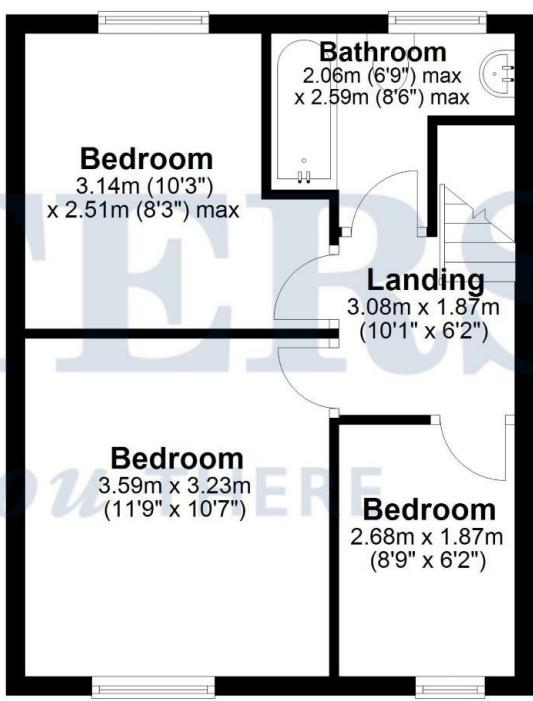
Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



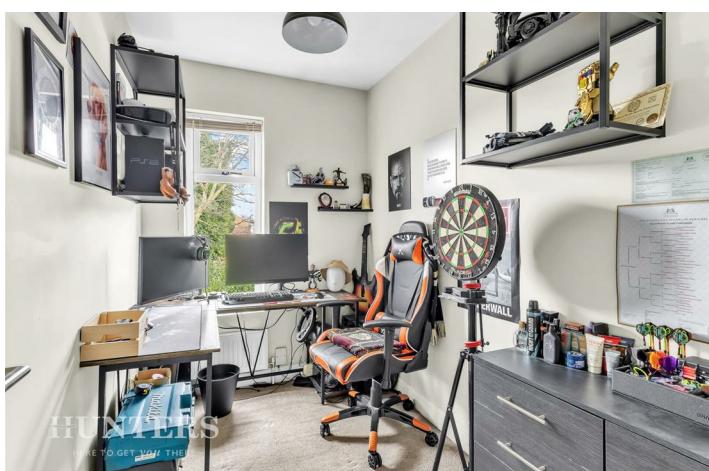
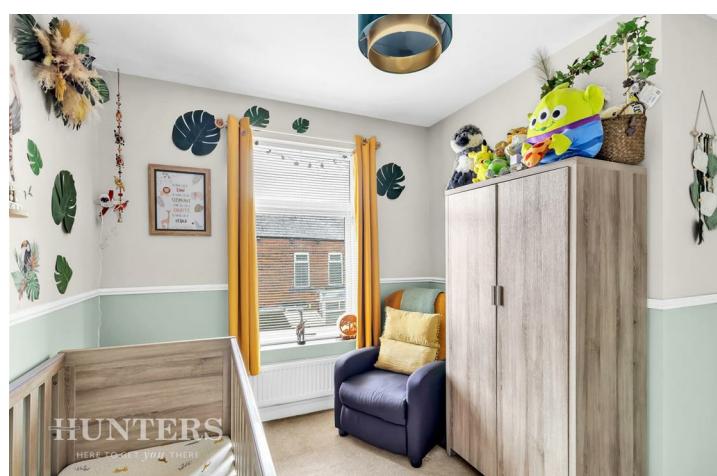
Total area: approx. 70.9 sq. metres (763.5 sq. feet)

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

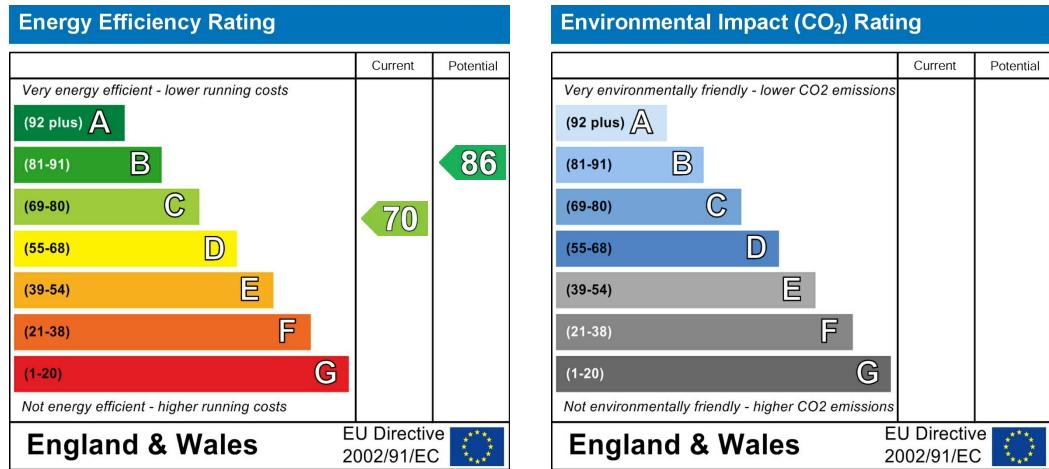
Plan produced using PlanUp.







Energy Efficiency Graph



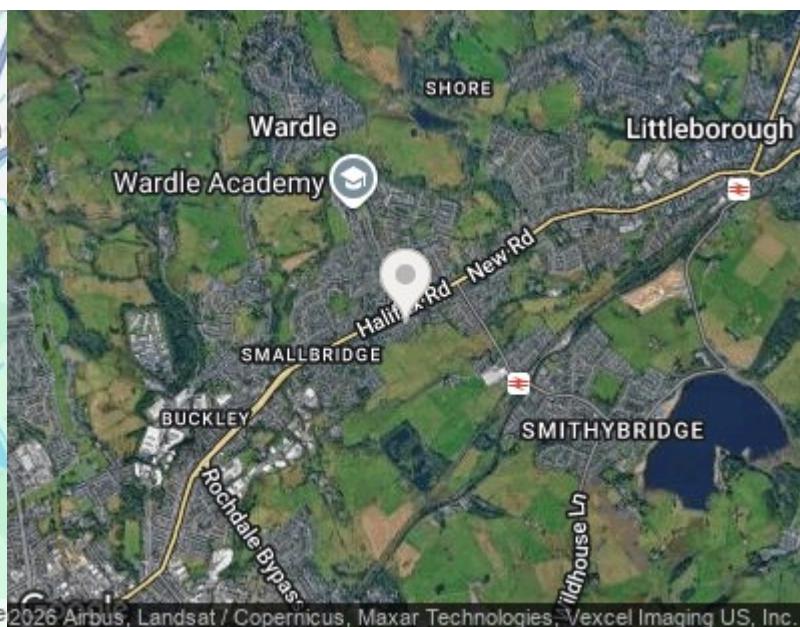
Viewing

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



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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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