Excellent

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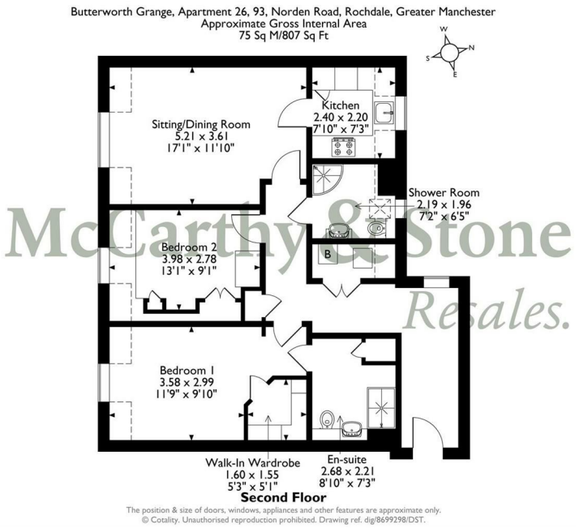
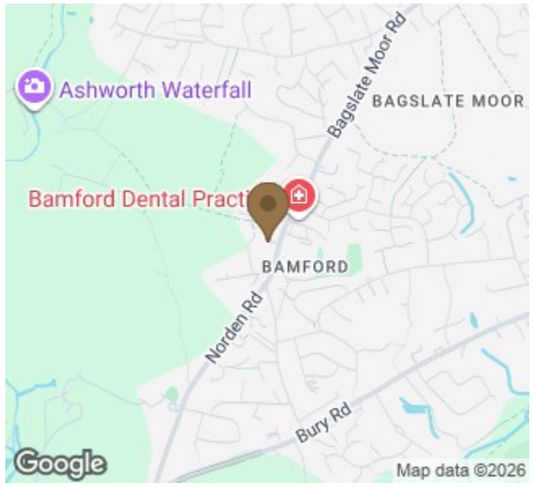
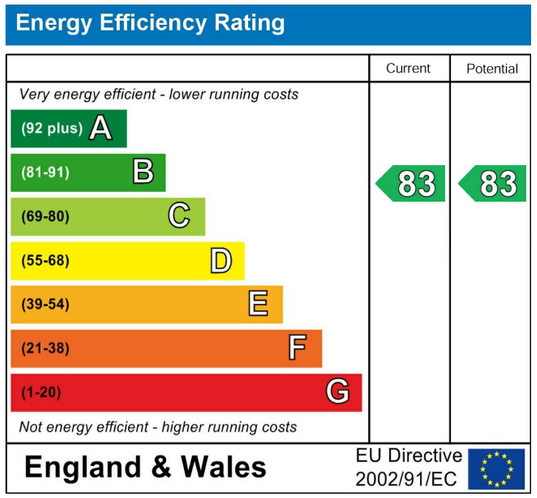
McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

26 Butterworth Grange

Norden Road, Rochdale, OL11 5SZ

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 26 Butterworth Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom apartment
- Sunny aspect garden views
- House manager, 24-hour Careline
- Homeowners social lounge and Guest suite
- Landscaped gardens with seated patio area
- Close to local shops, bus stops
- Lift to all floors.
- Camera door entry system
- Part exchange scheme available
- Please call McCarthy Stone Resales to view 0345 556 4104.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

26 Butterworth Grange, Rochdale

2 | 2 | Asking price £265,000

Butterworth Grange
Butterworth Grange was purpose built for modern retirement living by McCarthy & Stone. The development consists of 30 one and two-bedroom retirement apartments for the over 60's. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area
Butterworth Grange can be found on Norden Road, close to the centre and only 0.1 miles from a Tesco Express. There are bus stops just 300 feet from the development, providing convenient public transport. You'll also find an Asda Superstore and a Lidl 2.2 miles away.
For a range of shops and attractions, Rochdale Interchange is 2.5 miles from Butterworth Grange, with rail services to Bolton, Manchester and Oldham.Bamford is an affluent suburb of Greater Manchester, located three miles west of Rochdale and five miles east of Bury. It is an attractive retirement location thanks to its excellent public transport connections, wealth of local amenities, and close proximity to the Great British countryside. Bamford boasts beautiful views over the countryside, and just over a mile away is Queens Park in Heywood, with rivers and lakes, wetlands and wildlife areas, as well as an activity centre. It's a perfect location for a day out with friends or even the grandchildren and close to both Bamford Cricket Club and Bowling Club. There is also a popular pub and Italian restaurant under 0.1 miles from the development, the bus stop connects homeowners to Rochdale in under 15 minutes.
Rochdale holds a popular market from Monday to Saturday, which offers a selection of locally grown produce, jewellery, clothing, footwear and haberdashery. There is also a wide range of high street stores, cafes, restaurants, bars, and all the local amenities like a Post Office, pharmacy, library and more.
Rochdale has plenty of local attractions, from Hollingworth Lake, a popular spot for sailing and rowing, to the stunning Healey Dell Heritage Centre and Tea Rooms, a legendary spot for afternoon tea, which is popular with retirees and people of all ages.
Golf lovers will be more than happy retiring to Bamford Retirement Living, where Rochdale Golf Course is one mile to the north and Marland Golf Course 3.1 miles to the south.

Apartment Overview
A well presented, south facing two bedroom, two bathroom retirement apartment, ideally situated on the second floor of this popular McCarthy Stone Retirement Living development for the over 60s. The apartment offers bright and comfortable accommodation, with the south facing aspect providing a pleasant outlook and an abundance of natural light. Conveniently located within easy reach of a variety of local amenities, including Tesco, restaurants, a cricket ground and golf club, this apartment offers an excellent combination of comfort, convenience and low-maintenance retirement living.

Social Lifestyle
The Communal Lounge is at the heart of the community at Butterworth Grange and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Butterworth Grange on a regular basis and always happy to welcome new clients.

Landscaped Gardens 2
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Care & Support 2
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

Leasehold
999 years from 1st Jan 2019
Ground rent: £495 per annum
Ground rent review: 1st Jan 2034
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge is £5,348.28 for the financial year ending 28/02/2027.

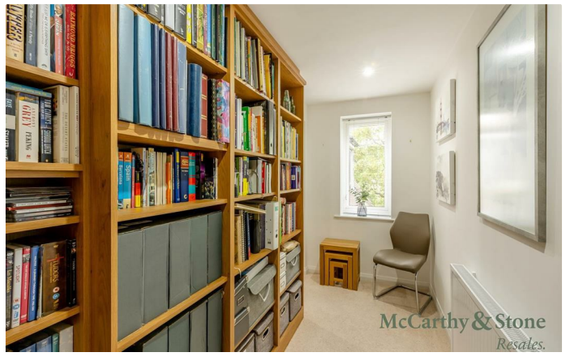
Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.