

HUNTERS[®]

HERE TO GET *you* THERE



George Street

Hurstead, Rochdale, OL16 2RR

Offers In Excess Of £260,000



- MODERN FOUR BEDROOM TOWNHOUSE
- DINING KITCHEN
- TWO BATHROOMS
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND D

- CONVENIENT LOCATION FOR AMENITIES
- DOWNSTAIRS WC
- GARDEN TO REAR
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

George Street

Hurstead, Rochdale, OL16 2RR

Offers In Excess Of £260,000



Hunters Estate Agents are delighted to be able to offer to the market this modern four bedroom townhouse. Located in the sought-after and convenient location between Littleborough and Rochdale, providing easy and convenient access to all the local amenities including shops, schools and transport links. The property is set out over three floors and briefly comprises of a welcoming entrance hall, downstairs WC, and dining kitchen on the ground floor. To the first floor there is a light and airy lounge, family bathroom, and a double bedroom. To the second floor there are three further bedrooms with an en-suite to the master. There is also the benefit of an integral garage, driveway for off-road parking and an enclosed well maintained rear garden.

Entrance Hall

15'11" x 6'7" (4.86 x 2.01)

A welcoming entrance hall with access to all the ground floor accommodation including a door that leads through into the garage. Stairs lead to the first floor landing.

Cloakroom/WC

Two piece suite comprising of a low-level WC and pedestal wash hand basin.

Dining Kitchen

15'11" x 10'7" (4.86 x 3.23)

A range of base and wall units with a built in oven, space and plumbing for a washing machine and dishwasher along with further space for fridge freezer. Double doors lead out to the rear garden.

First Floor Landing

15'11" x 6'7" (4.86 x 2.01)

With further stairs up to the second floor.

Lounge

15'11" x 10'7" (4.86 x 3.23)

A light and airy room with plenty of space for furniture, laminate flooring and a lovely Juliet balcony looking out to the rear aspect.

Bedroom 3

10'1" x 9'0" (3.09 x 2.75)

A double bedroom with a front aspect window.

Family Bathroom

9'0" x 5'5" (2.75 x 1.67)

A white three-piece suite briefly comprising of a low-level WC, pedestal wash hand basin and bath with a shower attachment.

Second Floor Landing

12'0" x 6'0" (3.68 x 1.83)

Useful airing cupboard and doors leading to the upstairs accommodation.

Master Bedroom

15'11" x 9'7" (4.86 x 2.93)

Double bedroom with plenty of space for furniture and a window that looks out to the front aspect with the door leading through to the en-suite.

En-Suite Shower Room

8'11" x 6'0" (2.73 x 1.83)

A three-piece suite briefly comprising of a low-level WC, built-in wash hand basin with useful storage beneath, and shower cubicle.

Bedroom 2

10'7" x 9'7" (3.23 x 2.93)

Tastefully decorated bedroom with two sky light windows to the rear aspect.

Bedroom 4/Office

7'6" x 6'8" (2.29 x 2.05)

Currently being used as a home office that would also be suitable as a small child's bedroom with two sky lights to the rear aspect.

Garage & Parking

15'11" x 9'0" (4.86 x 2.75)

Driveway to the front aspect provides off-road parking leading to the garage with up and over door.

Garden

The rear garden has been Astroturfed and also has a decked seating area.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease;

Leasehold Annual Service Charge Amount £302 per annum

Leasehold Ground Rent Amount: £200 per annum

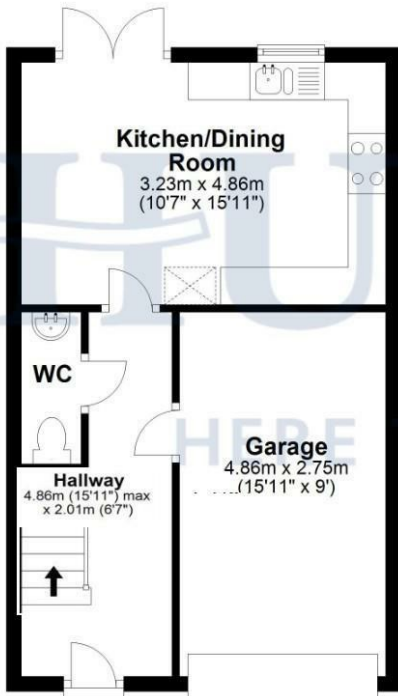
Rent Review Period;

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

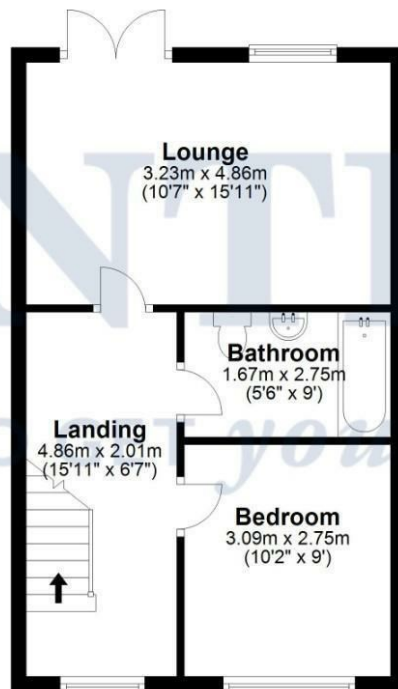
Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



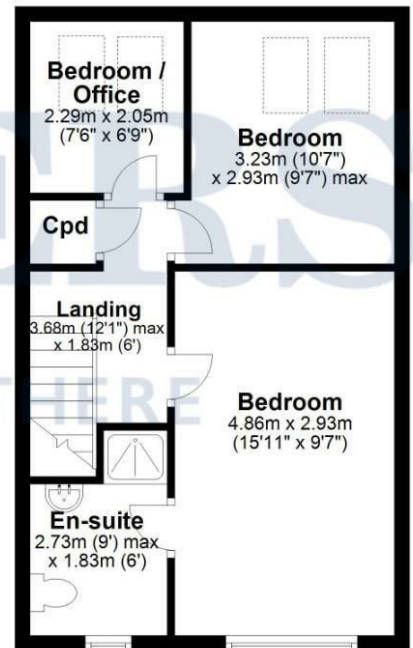
First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.0 sq. feet)

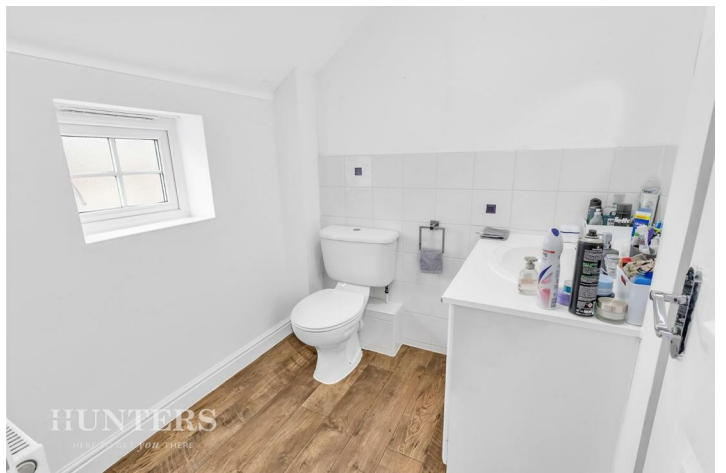


Total area: approx. 119.3 sq. metres (1283.9 sq. feet)

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.

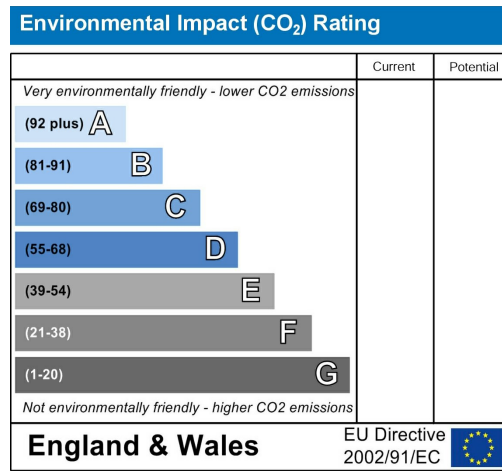
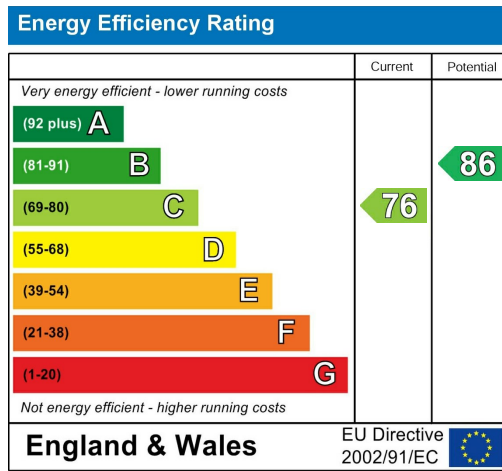
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.







Energy Efficiency Graph

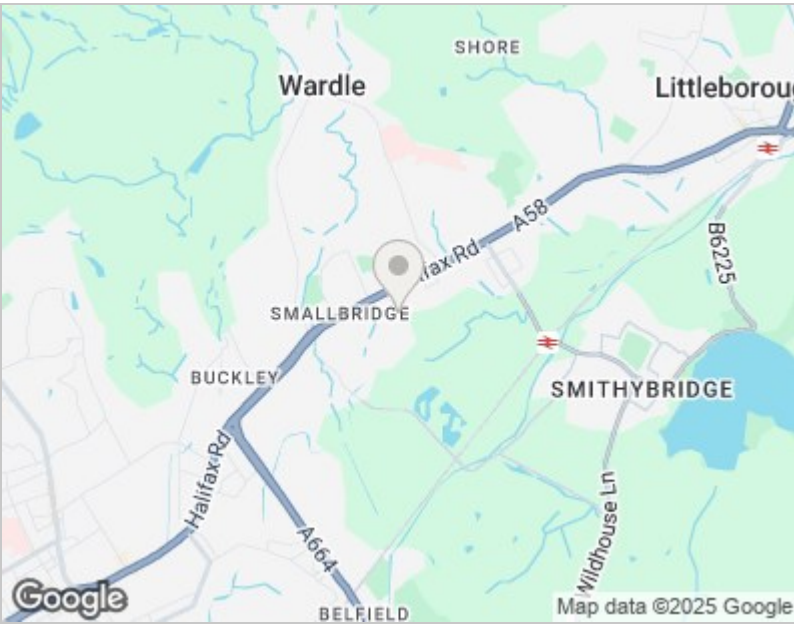


Viewing

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

