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# Lodge Street

Wardle, Rochdale, OL12 9JQ

£160,000

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Council Tax: B

# Shaw Lodge Lodge Street

Wardle, Rochdale, OL12 9JQ

## £160,000

### Open Plan Living, Kitchen & Dining Room

23'6" x 21'1" (7.17m x 6.44m)

This open plan living, kitchen and dining room offers a spacious and versatile space. It features a contemporary kitchen area fitted with a range of wall and base units, integrated oven and hob, extractor hood, and space for a freestanding fridge freezer and washing machine. The room is filled with natural light from large windows and a door that opens onto a small balcony, providing a pleasant outdoor space.

### Balcony

The balcony is a small, private outdoor space and overlooks the parking area, ideal for those wanting to sit out.

### Hall

The hallway provides access to the various rooms, featuring neutral walls and a useful built-in cupboard offers convenient storage space.

### Bedroom 1

12'4" x 11'4" (3.77m x 3.47m)

This main bedroom is a spacious bedroom with a large window filling the room with natural light. It comfortably fits a double bed and bedside tables, with space for additional bedroom furniture. The soft carpeting and light walls create a calm atmosphere. An en-suite bathroom is accessible directly from the bedroom, adding privacy and convenience.

### En-suite

The en-suite shower room connected to the main bedroom contains a corner shower cubicle, pedestal basin, and low level WC. The room is compact yet functional, finished in light neutral tones with practical flooring.

### Bedroom 2

11'10" x 11'4" (3.61m x 3.47m)

This bedroom is a well-proportioned room, featuring a large window that offers plenty of natural daylight. The room is finished with neutral walls and carpeted flooring, providing a versatile space suitable for a double bed and additional furniture.

### Bedroom 3

6'4" x 11'4" (1.94m x 3.47m)

The smallest of the three bedrooms, an ideal single bedroom that benefits from a window for natural light and is carpeted with neutral coloured walls, making it flexible for a study or compact bedroom.

### Bathroom

7'11" x 4'11" (2.41m x 1.50m)

The main bathroom features a modern white suite with a bathtub, pedestal sink and low level WC. The walls are half-tiled in white, complementing the fresh and clean decor of the room.

### Parking

With two allocated parking spaces situated within a secure, gated car park.

### Material Information - Littleborough

Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 979
Leasehold Annual Service Charge Amount £1,620 (£135 pcm)
Leasehold Ground Rent Amount: £100.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Tel: 01706 390 500

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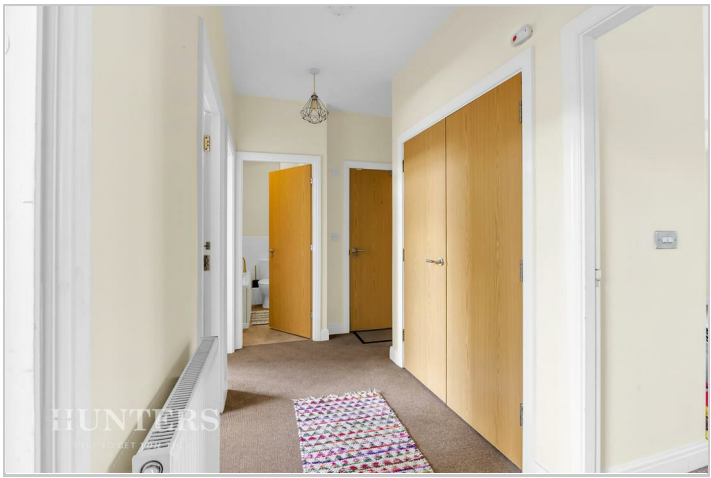
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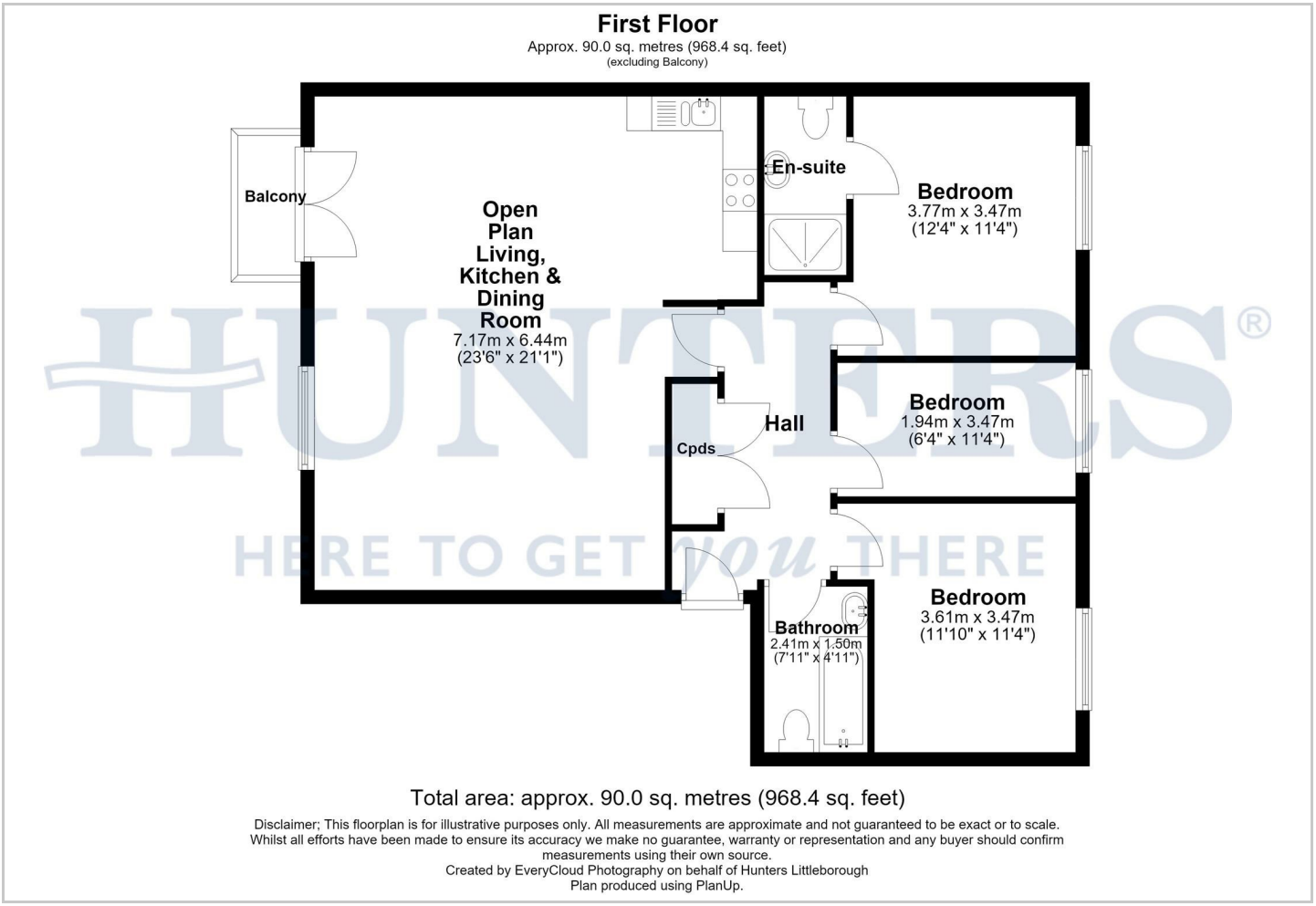
## Road Map

## Hybrid Map

## Terrain Map

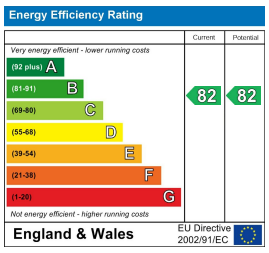
## Floor Plan

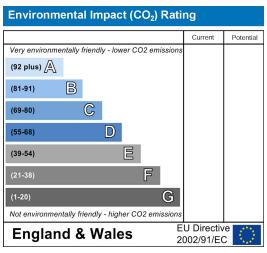



## Viewing

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.

## 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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