



**Manchester Road
Rochdale OL11 4PE
Offers invited in excess of £499,000**

Adamsons Barton Kendal are delighted to present this mixed residential / commercial building with a large builders yard to the rear, situated in a prominent position on the main Manchester Road roundabout, in a prominent position with for access to all the usual local amenities.

The property briefly comprises, at ground floor, a commercial salon with tanning room and a second commercial unit, currently utilised as an office and workshop. To the first floor, there is an extremely well presented maisonette, providing 4 / 5 bedrooms, 2 reception rooms and a modern fitted kitchen.

To the rear is a large area of land which could be used as a storage yard and the property is offered for sale with vacant possession with no chain

The property could be utilised for a variety of uses, subject to appropriate planning consent being obtained. It would lend itself for a large HMO with the residential property split into flats, making it an ideal investment opportunity.



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ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance Vestibule with communal hallway and access to the cellar

Kitchen with single drainer stainless steel sink unit, range of wall and base units.

Separate WC with low level wc and wash hand basin

Workshop

Unit 1

Workshop - 2.5 x 2.8 metres

Office - 4.0 x 3.8 metres plus 5.7 x 4.1 metres

Salon

Treatment Area - 3.7 x 4.0 metres

Waiting Area - 2.7 x 2.3 metres

Tanning Room - 2.5 x 1.2 metres

Rear Office - 3.4 x 3.8 metres

Basement

A full cover basement with 5 cellar rooms



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First Floor - Residential Maisonette

Hallway with cupboard under stairs

Lounge - 5.9 x 4.3 metres - feature brick fireplace with wood burner, character beamed ceiling, patio doors looking out to the rear, 2 Velux roof lights

Kitchen/Diner - 5.9 x 3.8 metres - 1½ bowl stainless steel sink unit, range of wall and base units with 'Range Master' cooker, patio doors overlooking the rear, character ceiling

Study - 2.7 x 2.7 metres

Bedroom 1 - 4.2 x 3.8 metres

Bathroom - 4.0 x 3.0 metres - Victorian style bath, 2 wash hand basins, shower cubicle, low level wc - stunning suite in white

Second Floor

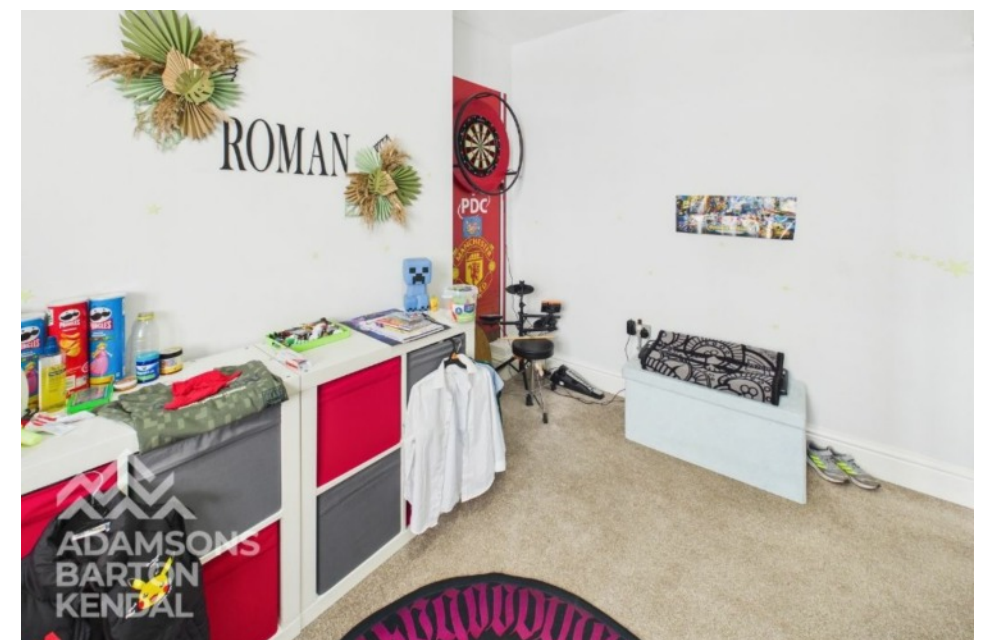
Landing

Bedroom 2 - 4.0 x 4.0 metres

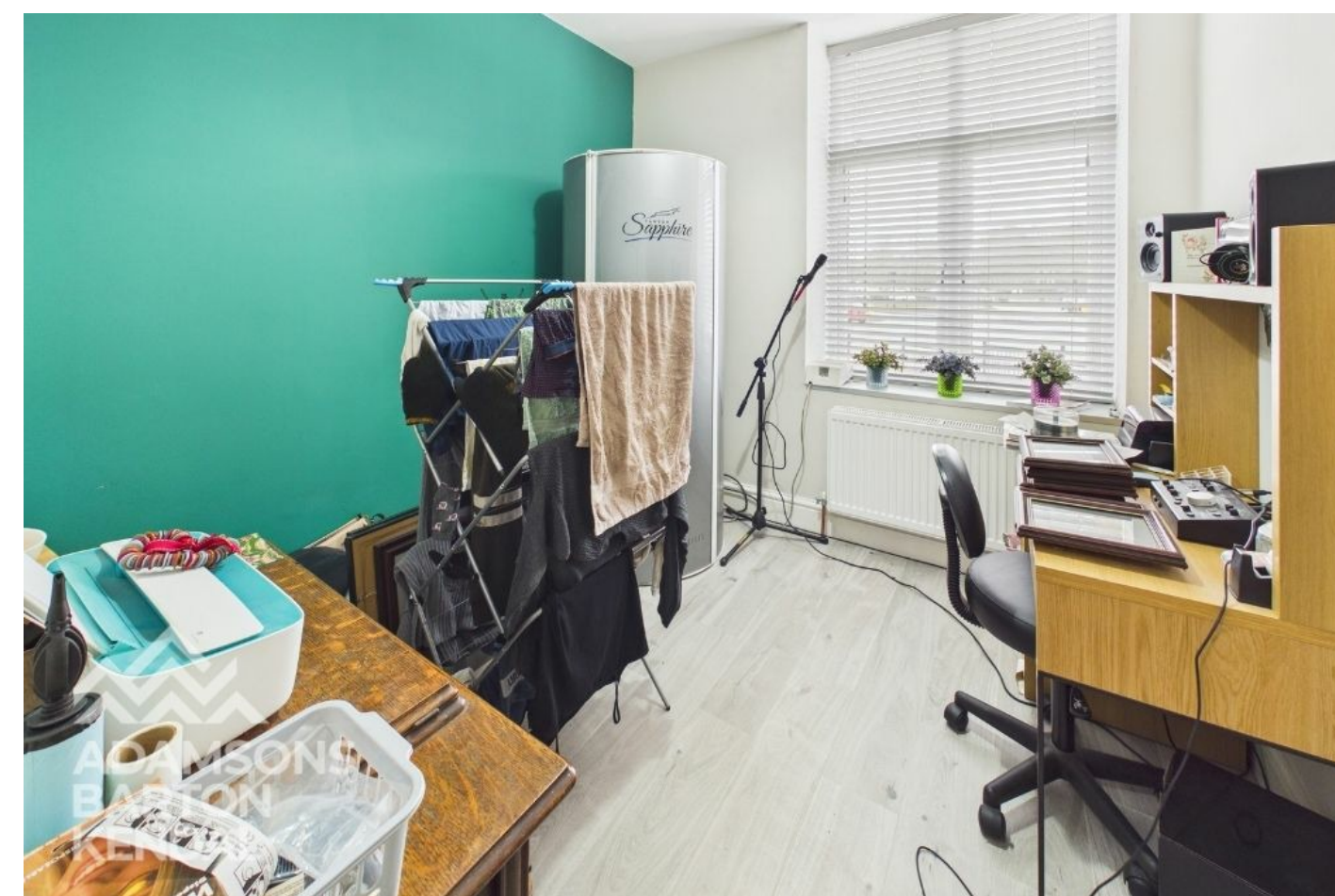
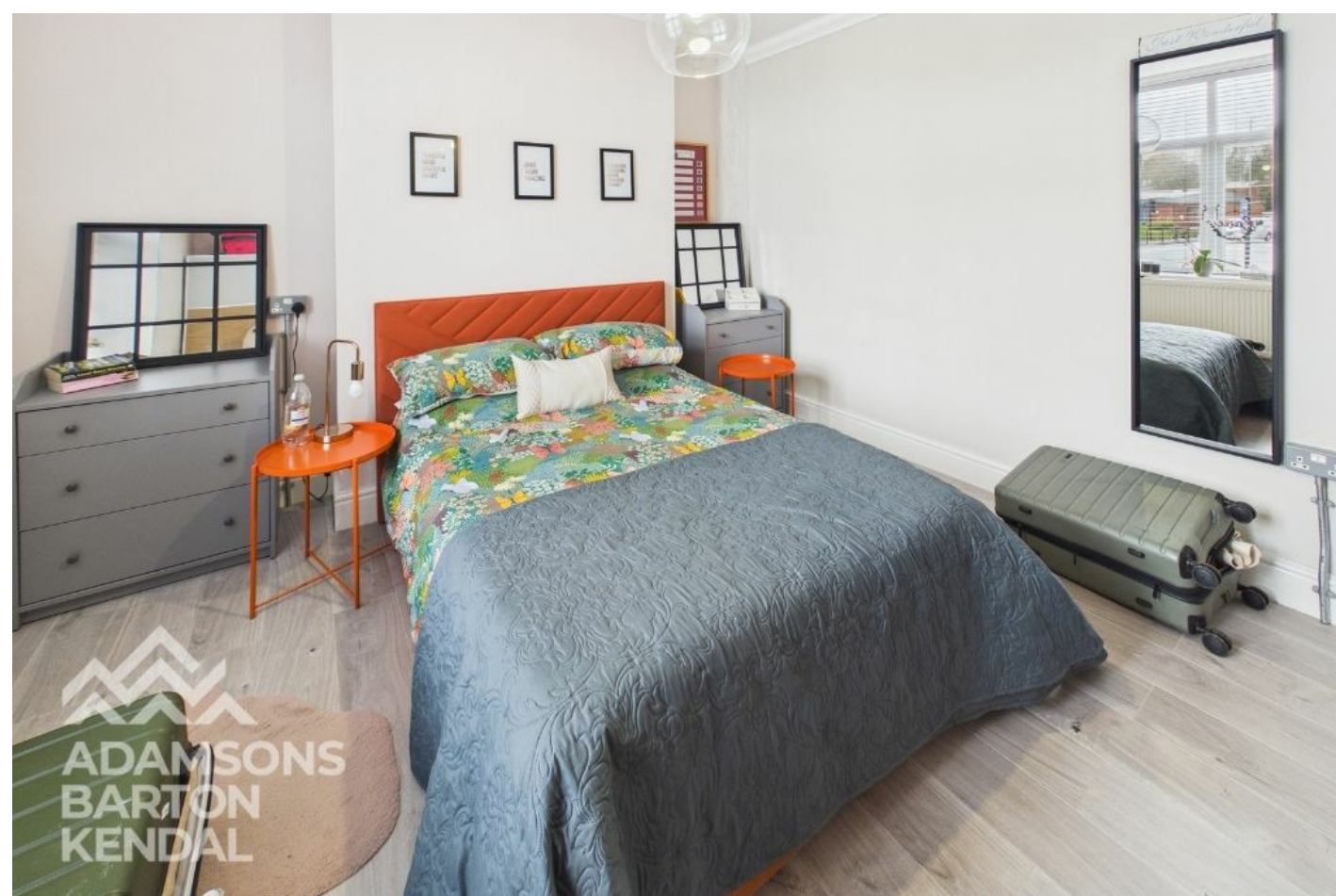
Bedroom 3 - 3.1 x 3.2 metres

Bedroom 4 - 4.1 x 2.7 metres

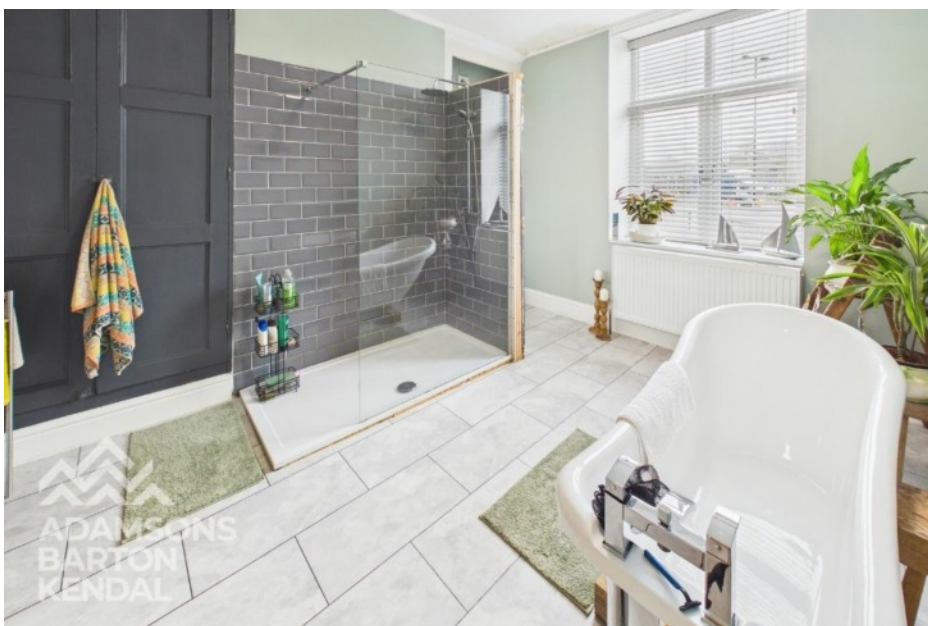
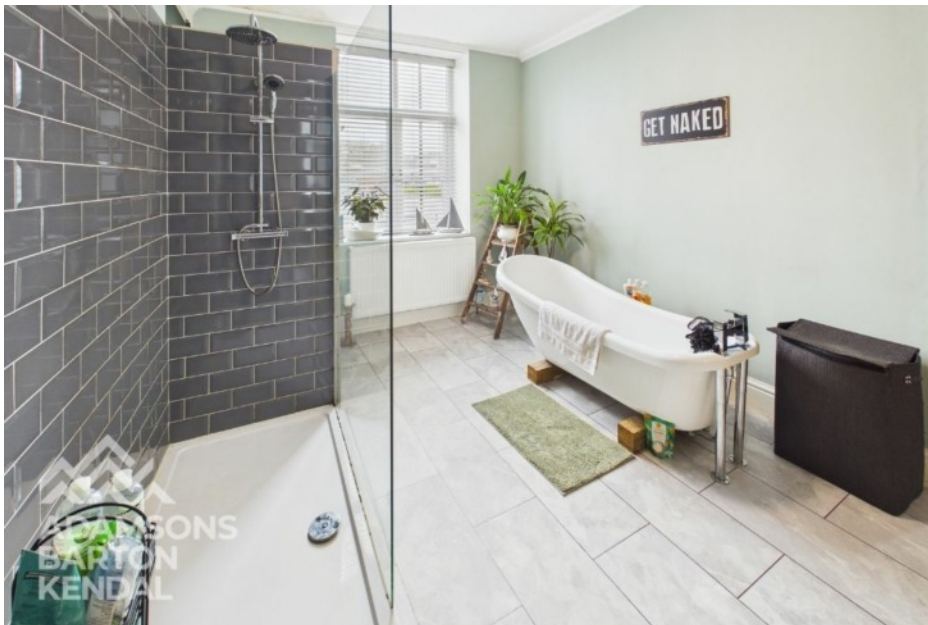
Box Room - 1.5 x 3.5 metres



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Externally

There is a side driveway providing access to a large extensive storage area at the rear.

Rateable Value

The former Windmill Public House currently has a rateable value of £17,000 per annum although this is currently in the process of being split due to the circumstances of the businesses at ground floor level.

Council Tax Band

Residential property (first floor) - Band A

Tenure

Freehold

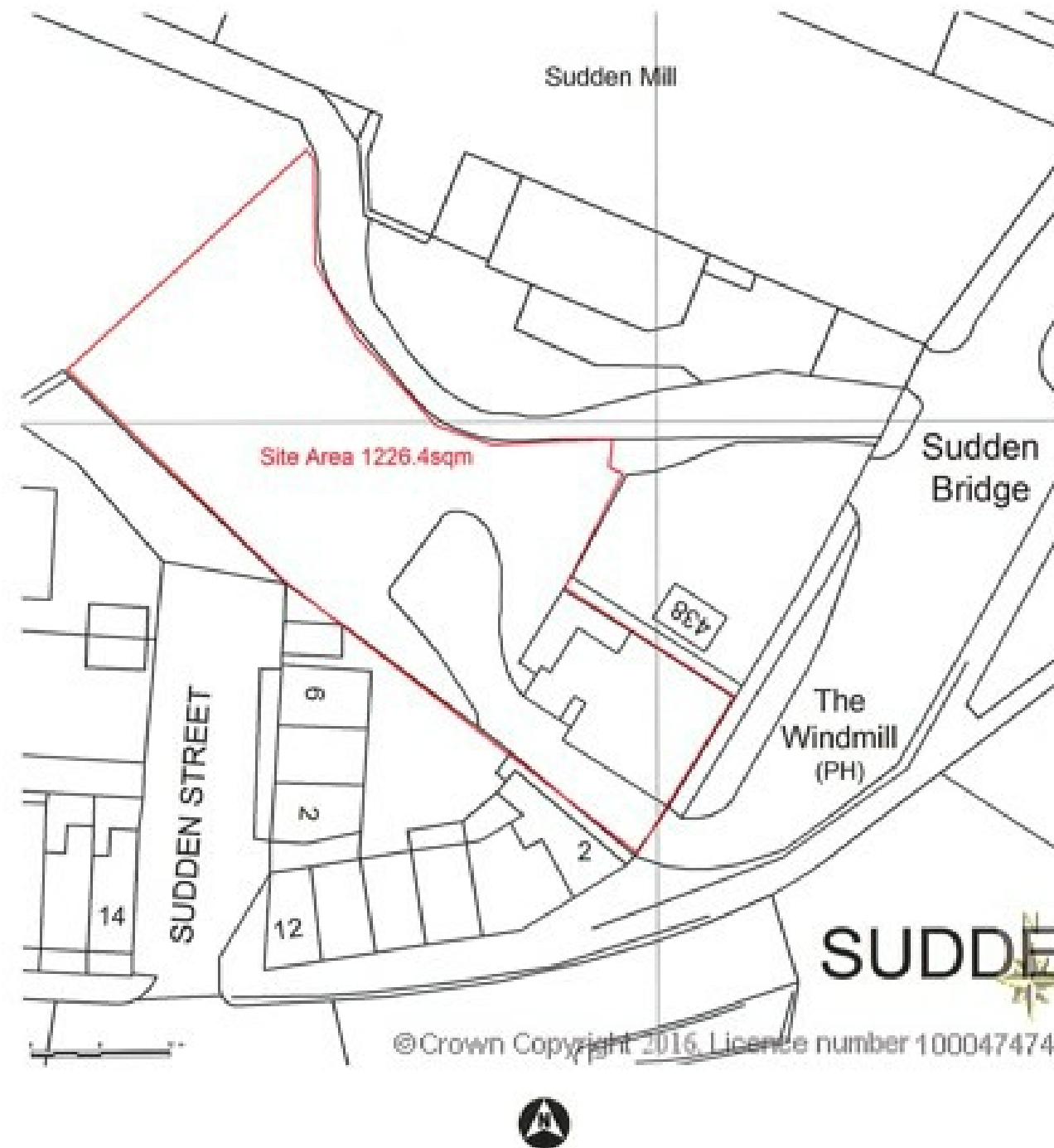


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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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