





Independent Estate Agents Cardwells Est. 1982

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PRESCOTT STREET, ROCHDALE, OL16 2PE



- Mid Terraced
- Three Bedrooms
- Cellar
- Enclosed Rear Garden
- Ideal Buy to Let
- Close to Transport Links
- Close to Local Amenities
- Early Viewing Advised







£160,000

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Incorporating: Wright Dickson & Catlow. WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwells Estate Agents are pleased to welcome to the market this three bedroom mid terraced property, ideally positioned within a convenient and well-established residential location. Offering spacious and versatile accommodation across two floors, this property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as buy-to-let investors seeking an established rental investment. Currently offered for sale with a tenant in situ, generating a rental income of £950 per calendar month, the property represents an attractive proposition for investors looking to add to or expand their existing property portfolio. The accommodation briefly comprises an entrance vestibule leading into a generously proportioned lounge, providing a comfortable space for everyday living and relaxation. The kitchen offers a practical area for cooking and dining, with access to the remainder of the ground floor accommodation. From the kitchen is access to the cellar room. To the first floor, the property benefits from three bedrooms, offering flexible accommodation suitable for a growing family, guests or those requiring a dedicated home office. Completing the internal accommodation is a family bathroom. Externally, the property enjoys a garden frontage, providing separation from the pavement and adding to its kerb appeal. To the rear, there is an enclosed yard offering a private outdoor space with potential for seating, entertaining or simply enjoying the warmer months. One of the property's key selling points is its convenient location, with a wide range of everyday amenities within easy reach. Nearby supermarkets, local shops, schools and other essential facilities make this an appealing choice for a variety of purchasers. The property is also particularly well placed for excellent transport connections, making commuting to surrounding towns and employment centres both straightforward and convenient. Combining a practical three bedroom layout, a convenient residential setting and the benefit of an existing rental income, this property offers considerable appeal to both residential purchasers and property investors alike. Early interest is anticipated, and internal viewing is highly recommended to fully appreciate the accommodation and opportunity on offer. For further information or to arrange an accompanied viewing, contact Cardwells Estate Agents in Bury on 0161 761 1215. Our dedicated team is available to arrange viewings seven days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to lounge.

Lounge 15' 9" x 13' 0" (4.8m x 3.95m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 13' 3" x 9' 9" (4.04m x 2.96m) UPVC double glazed window. Hardwood door. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Steps to cellar.

Celler 17' 1" x 15' 1" (5.2m x 4.6m) Power and lighting. Meters.

First Floor Landing

Bathroom 6' 3" x 4' 11" (1.9m x 1.5m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

Bedroom 1 14' 1" x 9' 0" (4.3m x 2.75m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 13' 4" x 8' 2" (4.07m x 2.50m) UPVC double glazed window. Radiator. Ceiling light point

Bedroom 3 8' 6" x 6' 3" (2.6m x 1.9m) UPVC double glazed window. Radiator. Ceiling light point

Externally Garden fronted with steps leading to front door. To the rear a paved enclosed yard with decking area.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 1st November 1895, meaning that there are 868 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,734 (at the time of writing).

Conservation Area Cardwells Letting Agents Bury pre market research indicates that the property is not in a conservation area.

Flood Rick Cardwells Letting Agents Bury pre market research indicates that the property is in a very low flood risk area.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd"

