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HERE TO GET *you* THERE



Mary Street

Hurstead, OL16 2SE

£159,950

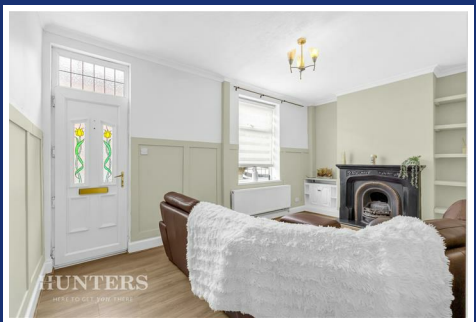
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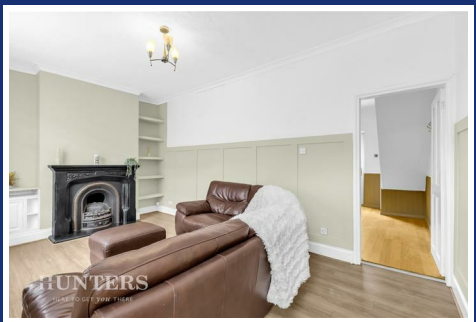
- THREE BEDROOM TERRACE PROPERTY
- SPACIOUS KITCHEN DINER
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- LEASEHOLD
- EPC RATING D
- POPULAR HURSTEAD LOCATION
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Mary Street

Hurstead, OL16 2SE

£159,950







Hunters Estate Agents are delighted to present to the market this well-presented, three-bedroom terrace property, ideally situated in the popular area of Hurstead. Perfectly suited to first-time buyers, those looking to downsize or investors seeking a buy-to-let opportunity, the property offers light and spacious accommodation throughout and is sold with no onward chain.

The accommodation briefly comprises a welcoming bright and inviting lounge and a spacious kitchen diner, providing an ideal space for everyday living and entertaining. To the first floor are three bedrooms and a three piece bathroom.

Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space to relax and enjoy.

The property is conveniently located within walking distance of local schools and amenities, with Smithy Bridge train station just a short distance away, offering direct rail links to both Manchester and Leeds city centres.

An excellent opportunity for a range of buyers and one not to be missed.

Lounge

10'1" x 17'2" (3.08m x 5.23m)

This inviting lounge has a charming period fireplace as its focal point, providing character and warmth to the room. It features a large window that floods the space with natural light, complemented by panelled walls, creating a cosy yet spacious atmosphere.

Dining Kitchen

11'11" x 17'2" (3.63m x 5.23m)

This generous dining kitchen offers ample space for family meals and entertaining. It is fitted with modern wall and base units, paired with dark worktops for a contemporary look. Natural light enters through a rear window and a glazed door leading to the rear garden. Stairs leading to the first floor.

Landing

The landing area on the first floor is carpeted and provides access to all bedrooms and the bathroom. It is neutrally decorated, creating a light and airy space connecting the rooms.

Bedroom 1

11'7" x 11'2" (3.52m x 3.40m)

Bedroom one is a well-proportioned room with a large window, allowing plenty of natural light to fill the space. It features built-in storage cupboards and a radiator beneath the window, with neutral carpeting underfoot and soft grey panelled walls adding subtle character.

Bedroom 2

10'5" x 11'2" (3.18m x 3.40m)

A double bedroom with a large window fitted and built in fitted wardrobes. This room is bright and features a radiator below the window and neutral carpeting.

Bedroom 3

7'3" x 7'9" max (2.22m x 2.37m max)

This compact bedroom is ideal for a single room or as a study with a window that fills the room with daylight, along with neutral carpet and plain white walls to keep the space fresh and bright.

Bathroom

8'10" x 5'8" (2.70m x 1.73m)

The bathroom features a bath with an overhead shower, a low level WC, and a wash basin set within a cabinet. There is a frosted window providing natural light while maintaining privacy.

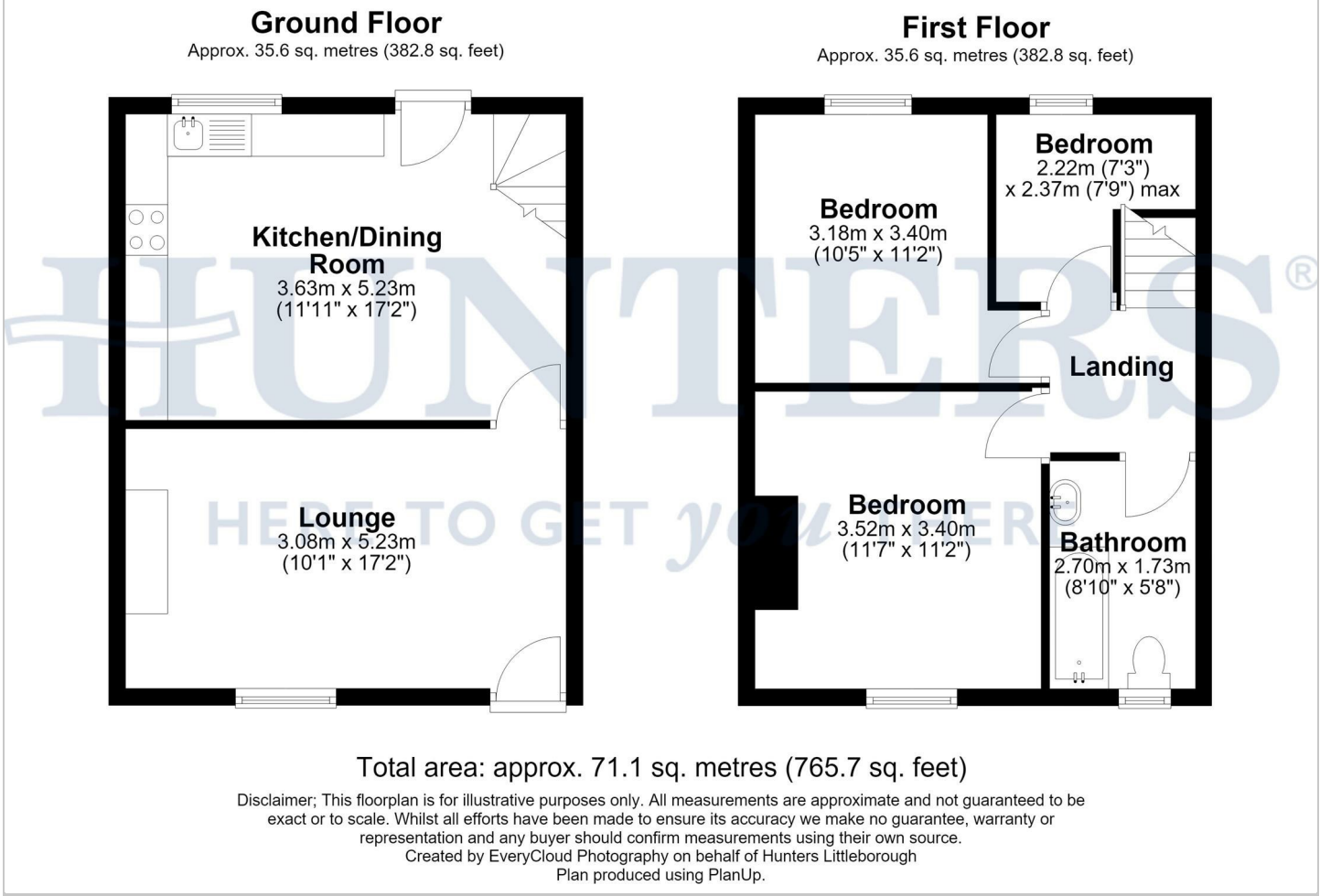
Rear Garden

The rear garden is a paved courtyard style, bordered by a low brick wall and timber fencing which offers a private and manageable outdoor space. There is a raised planting bed, creating a peaceful corner for relaxing or outdoor seating.

Material Information - Littleborough

Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 875
Leasehold Ground Rent Amount: £2.30
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan



Total area: approx. 71.1 sq. metres (765.7 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 Littleborough
Plan produced using PlanUp.











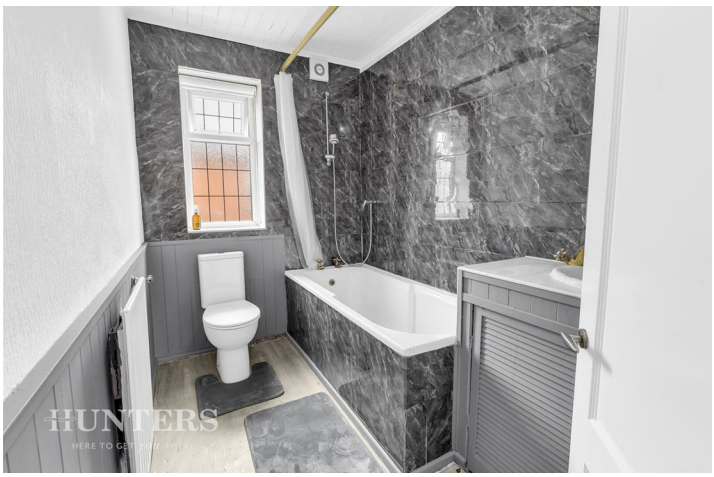








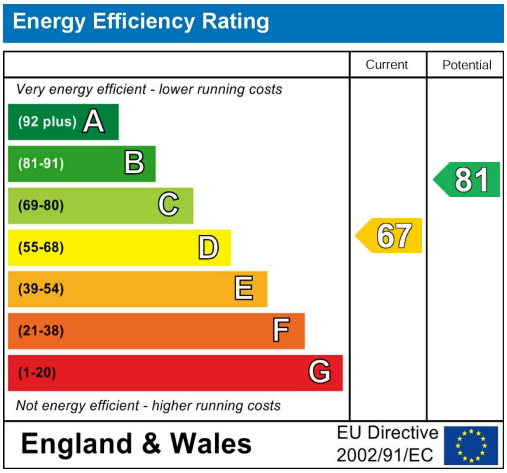


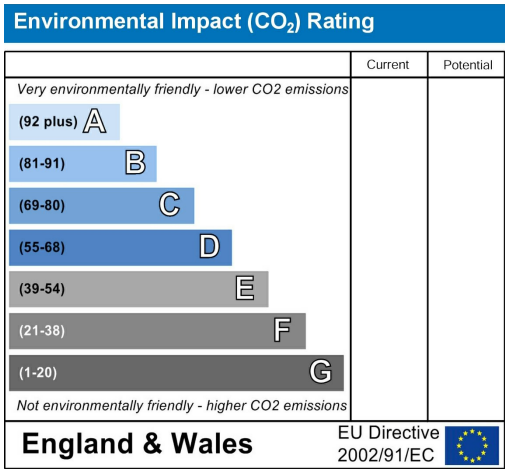






Energy Efficiency Graph





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.

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