



251 Rochdale Road, HX4 8JE

£235,000

Offered FOR SALE is this deceptively spacious stone built SEMI-DETACHED in the popular area of Greetland. Accommodation comprises; Entrance lobby, lounge, dining kitchen and cellar. To the first floor; landing, three double bedrooms and bathroom. Garden to front and side. On street parking. The property benefits from Upvc double glazing, security alarm system and gas central heating. Superb views to the rear. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Obscure double glazed composite door with Upvc obscure double glazed panel above to front. Radiator and tiled floor. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 16'6" x 17'5" (5.04 x 5.33)



Two radiators, two Upvc double glazed windows to front and two Upvc double glazed windows to rear affording the superb views. Cast iron effect gas stove with decorative fireplace, mobile room stat and coving to ceiling. Wall lights and t.v. point.

Dining Kitchen 14'6" x 16'5" (4.42 x 5.02)



Having a range of wall and base units with laminate worktop and tiled splashback. Stainless steel one and a half sink and drainer, electric oven, gas hob and extractor hood above. Plumbing for washing machine, plumbing for dishwasher and integrated fridge. 'Worcester' combi boiler, radiator and feature fireplace. Upvc double glazed window to front and two Upvc double glazed windows to rear. Wood paneled ceiling, tiled floor, stop tap and telephone point. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Housing the gas meter, electric meter and fusebox.

First Floor

Landing



Two Upvc double glazed windows to rear affording the superb views and doors to bathroom and bedrooms;

Bedroom One 10'1" x 17'7" max (3.08 x 5.37 max)



Double bedroom with two radiators, two Upvc double glazed windows to front, t.v. point and bulk head storage.

Bedroom Two 9'6" x 13'3" (2.91 x 4.06)



Double bedroom with radiator, Upvc double glazed window to front and built in storage cupboard and desk.

Bedroom Three 7'7" x 16'7" (2.32 x 5.07)



Double bedroom with radiator, loft hatch and Upvc double glazed window to front and rear.

Bathroom 5'6" x 9'4" (1.7 x 2.85)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and mains shower. Electric shaver point, radiator and fully tiled walls and floor. Upvc double glazed window to rear, wood paneled ceiling and spotlights.

External



To the front is a patio with wrought iron gate and fencing and to the rear is a patio with superb views.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

B

Water

Water Rates

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

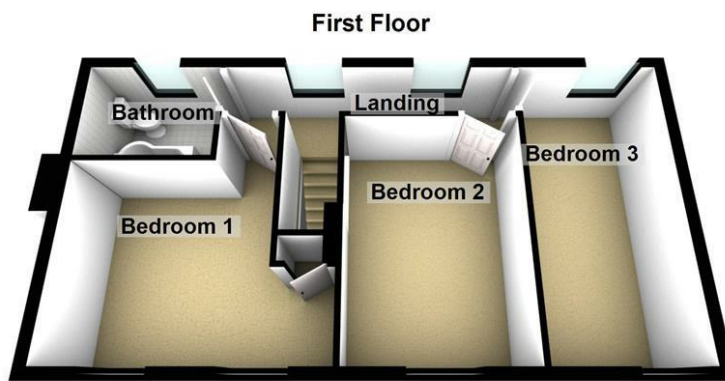
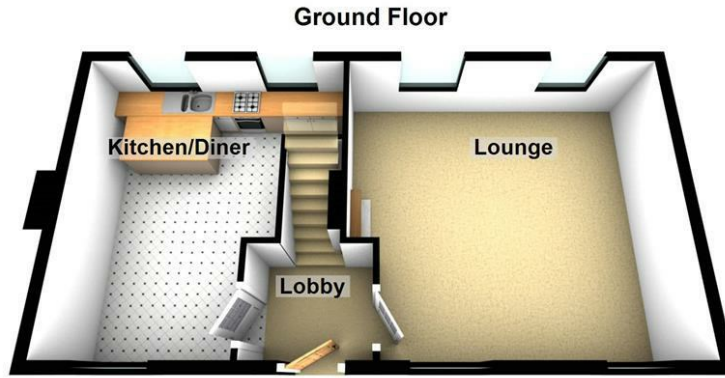
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

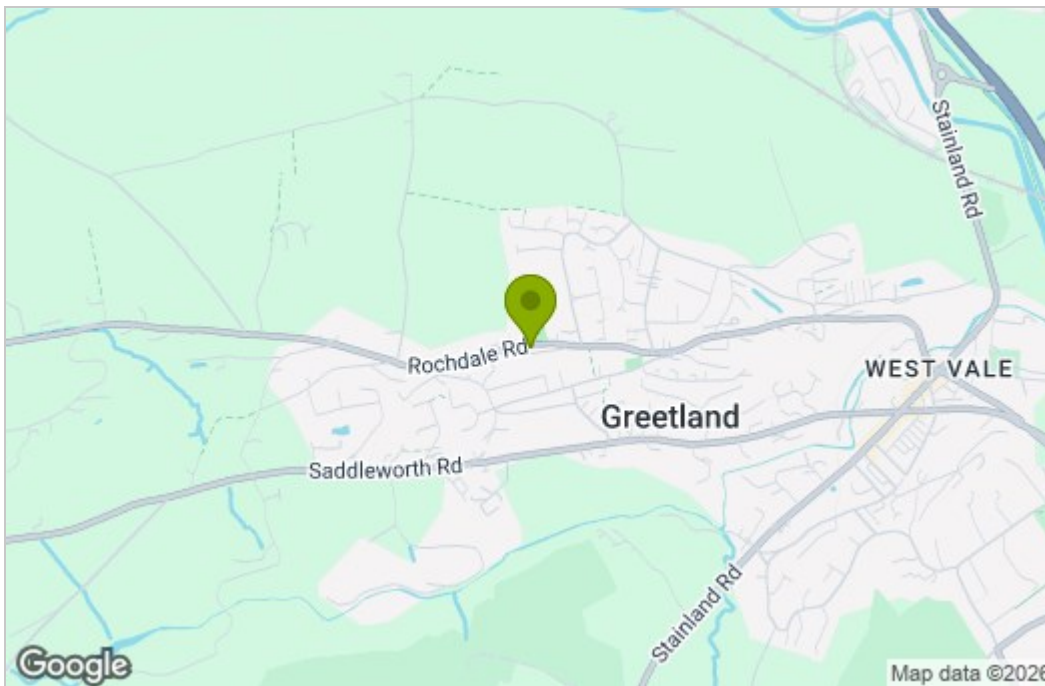
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

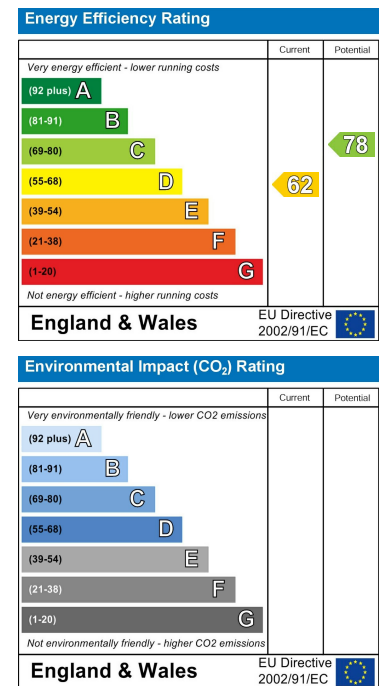
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.