pearson ferrier®

APARTMENT 4, 3, MEADOWCROFT

HOUSE, Rochdale, OL11 5HG

£160,000

# APARTMENT 4, 3, MEADOWCROFT HOUSE MEADOWCROFT LANE

## Property at a glance

- IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- WELL REGARDED AND DESIRED LOCATION
- MODERN KITCHEN FITTED WITH INTEGRATED APPLIANCES
- OPEN PLAN LIVING ACCOMMODATIONS
- EN-SUITE BATHROOM IN SECOND BEDROOM AND SEPARATE THREE PIECE FAMILY BATHROOM
- NO ONWARD CHAIN
- LIFT ACCESS AND ELECTRIC GLASS ENTRY DOORS
- ALLOCATED OFF ROAD PARKING SPACE
- CONVENIENT ACCESS TO BURY AND ROCHDALE TOWN CENTRE

Immaculately presented ground floor two bedroomed apartment located in the well regarded Meadowcroft House. Located off Meadowcroft Lane in Bamford, just off Bury Road within walking distance of both St Michael's and Bamford Primary Schools, well placed for easy access into both Rochdale and Bury Centres and situated conveniently to all good local amenities. The property is currently vacant with NO ONWARD CHAIN, fitted with integrated kitchen appliances, well presented living accommodations and generously sized living space.
The accommodation briefly comprises; secure communal entrance, hallway, lift access, open plan lounge/kitchen, en suite bathroom, main and second bedroom accommodation & family three piece bathroom suite adjoining the hallway and storage cupboard. Externally there are communal gardens as well as allocated parking & intercom entrance system.

Tenure - Leasehold (Residue of 999 years, with 980 years remaining)
Ground rent - tbc
Service charge - tbc
maintenance charge - tbc
Council Tax Banding - D
Energy Performance Rating - tbc

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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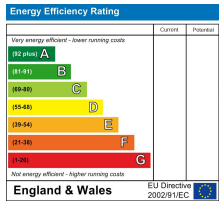


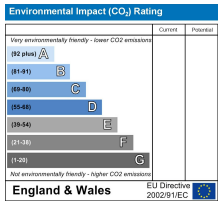


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