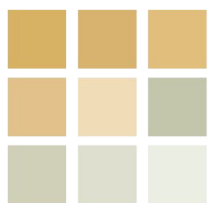




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ferrier®



258 - 260 ROCHDALE ROAD
Rochdale, OL16 3BD
Auction Guide £400,000

258 - 260 ROCHDALE ROAD

Property at a glance

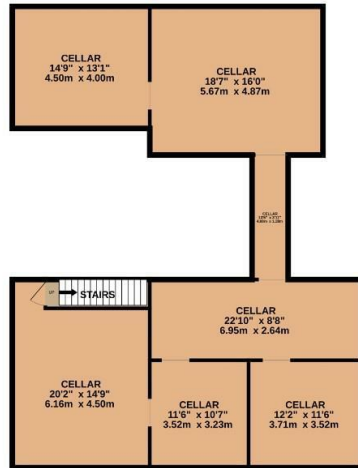
- CURRENTLY 3 X SHOPS, 2 X FLATS & A 4 BED HOUSE
- GUIDE PRICE £400,000 - £450,000
- OVER 5,500 SQ FT SET OVER 3 FLOORS
- CLOSE TO KINGSWAY RETAIL PARK
- IDEAL BUY TO LET OR RENOVATION PROJECT
- GOOD ACCESS TO J21 OF M62 MOTORWAY

For sale via Pearson Ferrier Auctions starting Tuesday 8th July, bidding will be on the Pearson Ferrier website and you can register to bid now. Over 5,500 SQ FT. A superb buy to let investment offering scope for redevelopment. The property currently comprises 3 x shops, 2 x flats (1 x 1 bed, 1 x 2 bed) and a four bedroom house. The property has a very spacious interior (over 5,500 sq ft) set over three floors and has off road parking and gardens. It offers the possibility to let as the current configuration, but may offer conversion opportunities to H.M.O., care home or similar subject to the usual consents. Please make sure to look at the floor plan for configuration and both front and rear elevation pictures to appreciate the potential. It is located in the Firgrove area, between Rochdale and Milnrow centres, is well placed for J21 of the M62 and is within walking distance of Kingsway Retail Park. The shops and flats are looking out to the front of the property and the four bedroom house overlooks Firgrove playing fields to the rear of the property. Internal viewing is essential with this property, please contact Pearson Ferrier on 0161 764 4440 to arrange this. Guide Price £400,000 - £450,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

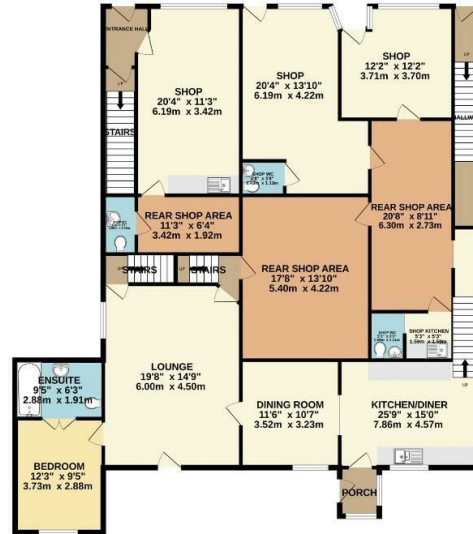




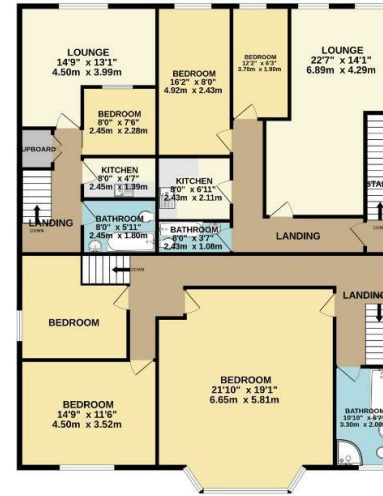
BASEMENT
1301 sq.ft. (120.9 sq.m.) approx.



GROUND FLOOR
2188 sq.ft. (203.3 sq.m.) approx.

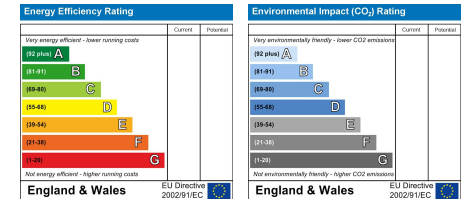


1ST FLOOR
2028 sq.ft. (188.4 sq.m.) approx.



TOTAL FLOOR AREA : 5517 sq.ft. (512.5 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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.