



pearson
ferrier®



APARTMENT 4, 3, MEADOWCROFT
ROCHDALE, OL11 5HG
£160,000

APARTMENT 4, 3, MEADOWCROFT

HOUSE MEADOWCROFT LANE Property at a glance

- IMMACULATLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- WELL REGARDED AND DESIRED LOCATION
- MODERN KITCHEN FITTED WITH INTEGRATED APPLIANCES
- OPE PLAN LIVING ACCOMODATIONS
- 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 accomodations 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.
Made with Metreplan v2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-64) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-64) E			
(41-48) F			
(31-40) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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.