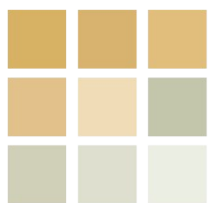




pearson
ferrier®



APARTMENT 4, 3, MEADOWCROFT
ROCHDALE, OL11 5HN
£150,000

APARTMENT 4, 3, MEADOWCROFT

HOUSE MEADOWCROFT LANE
Property at a glance

- 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
- ELECTRIC GLASS ENTRY DOORS
- ALLOCATED OFF ROAD PARKING SPACE

A ground floor apartment in a well regarded residential location close to the centre of Bamford. The apartment is in a select development and is surrounded by matured gardens, car parking facilities are available and the property is being offered for sale with no onward chain. Whilst some cosmetic improvement works are required, mainly floor coverings in the bedrooms and ensuite, the property offers an opportunity to live in a highly desirable location and also has the benefit of direct access onto the rear communal gardens via patio doors.

With upvc double glazing and an electric heating system the accommodation briefly comprises; secure communal entrance hall, inner entrance hallway, open plan lounge/kitchen, two bedrooms (the main with ensuite shower room) three piece main bathroom suite. 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 - £120.00 Per Calendar Month

Council Tax Banding - D

Energy Performance Rating - C

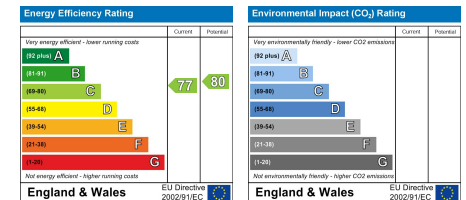




GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



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 Metropax v2025



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.