

Claves.



## Spodden Cottages

Rochdale, OL12 8DL

Offers around £170,000



Tucked away on a quiet leafy green lane within the locality of Whitworth, this quaint mid terraced stone cottage has been refurbished and extended to the rear, creating pristine contemporary interiors while retaining that ever so desirable cosy cottage feel. A quick summary of the downstairs accommodation comprises a handy front porch, lounge, kitchen, and conservatory, while upstairs are two good sized double bedrooms and a family bathroom. Externally, the property benefits from a beautifully kept and landscaped back garden, plus a detached home office/outbuilding with its own electric supply and underfloor heating.



### The Living Space

Pop your car on the private lane and stroll inside. Within the front lounge a traditional chimney breast houses a gas log-burner-style stove with stone-effect surrounds, which has scope to be used as a solid fuel stove too, and is sure to pelt out warmth and a cosy orange glow on cold wintery days. A timber lintel within the chimney breast adds to the country cottage style, and exposed timber storage and shelving under the stairs gives a rustic touch.

Shaker style cabinetry within the kitchen continues the country cottage character and adds tasteful contrast to the wood-effect worktop, in which sits a traditional white sink with drainer and chrome swan neck mixer tap. Integrated appliances here include a Stoves induction hob and extractor hood, electric oven, fridge, freezer, and washing machine. A sash window is a lovely feature, opening into the conservatory connecting the two spaces, and the neutral tiled floor continues the cosy colours while ensuring durability.

At the rear of the home is a conservatory which is just one years old as of writing, adding extra practical space to the home. The tinted blue glass ceiling is a lovely touch, and due to the property not being in direct sunlight and having full central heating, it's an ideal a spot to enjoy the garden in a bright and airy setting year-round.

### Bedrooms & Bathroom

Upstairs the two double bedrooms are both found in excellent condition, presented to the same modern high standards as the rest of the home, and the master to the front benefits from some fitted storage too.

A contemporary three-piece suite is featured in the bathroom, including a walk in corner shower, and a stylish wash basin and WC unit with integral storage, featuring cottage grey shaker style units and a fresh white top. White metro tiles complement the patterned tiles on the floor, and the traditional feature radiator with heated towel rail is the cherry on top!

### The Outside Space

This quaint cottage comes complete with a beautiful cottage garden too. The small lawn creates a nice green space while being very easy to maintain, and the patio area is a lovely quiet spot where you can sit back and relax under the warm summer sun. At the end of the garden is a timber frame outbuilding which has electric, underfloor heating and a fully insulated roof - a fantastic garden office! Or alternatively would be suitable as a traditional summerhouse.

### The Location

Tucked away on a private leafy green lane while still having plentiful amenities nearby, this property benefits from the best of both worlds. It's a lovely quiet setting without being far removed from the conveniences of everyday modern life.

There's an abundance of countryside on your doorstep, and the surrounding village areas offer plentiful amenities from independent shops, cafes, bars and restaurants to a range of good schooling and leisure facilities.

Rochdale town centre is easily accessible too, providing a wider variety of amenities, plus access to the national motorway network via the M62.

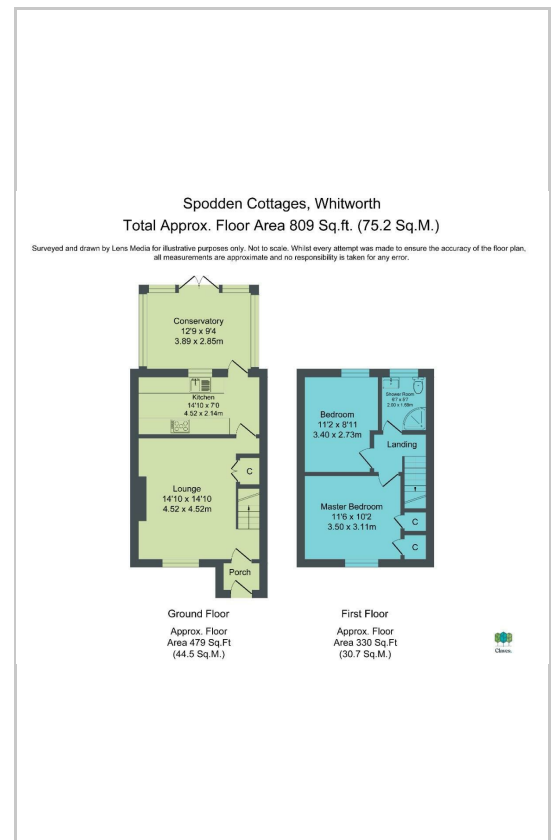
### The Specifics

- The tax band is A.
- The tenure is leasehold with a stated ground rent of £20 per annum (never collected).
- The length of the lease is 850 years from 1st January 1981.
- The boiler is an Ariston combi located in the kitchen.
- The loft is boarded with a pull down ladder.

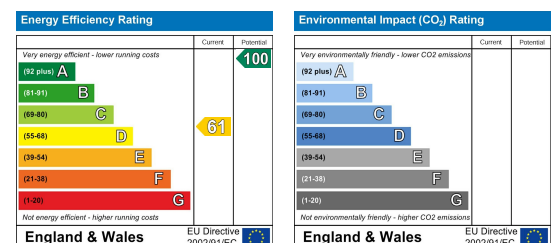
### Area Map



### Floor Plans



### Energy Efficiency Graph



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