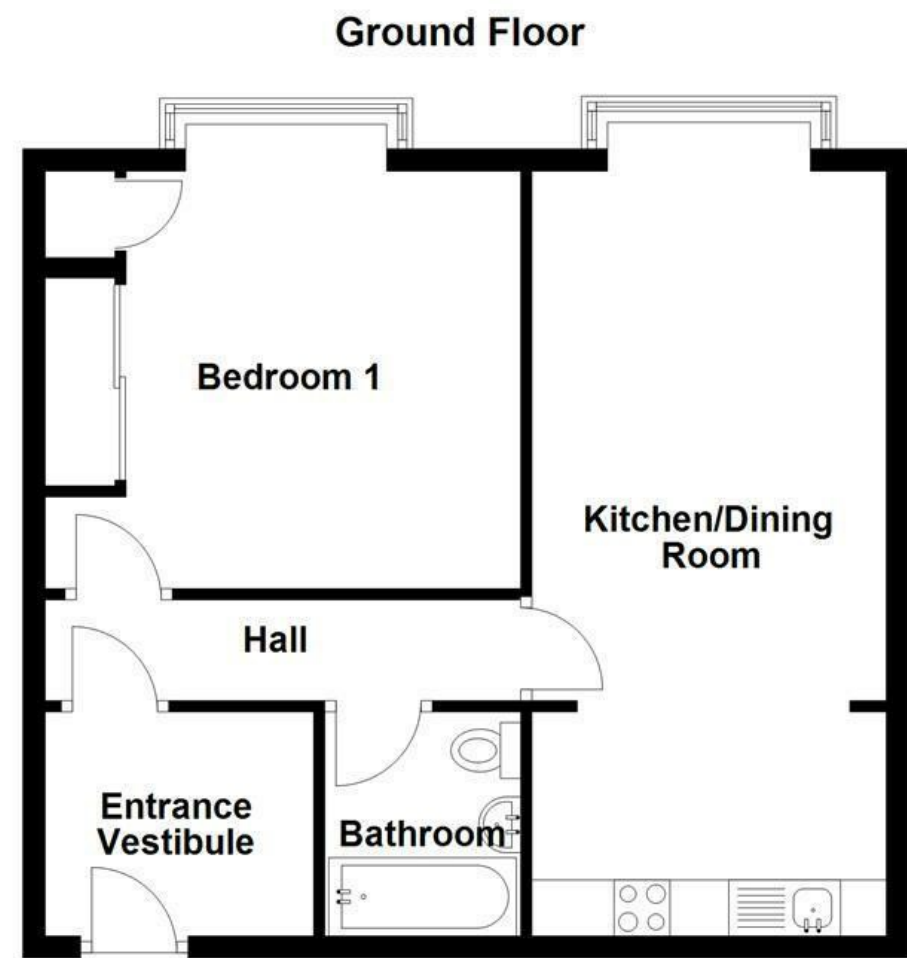




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Red Lumb, Rochdale, OL12 7TX

Offers In Excess Of £145,000

STUNNING GROUND FLOOR FLAT SITUATED IN IDYLIC SETTING

Welcome to this stunning modern flat located in the picturesque area of Red Lumb, Rochdale. This property boasts a contemporary design with modern decor and appliances, offering a stylish and comfortable living space.

The flat features a SCHÜLLER kitchen equipped with Neff appliances and underfloor heating perfect for cooking and entertaining. The spacious open-plan kitchen/living area is ideal for hosting guests or simply relaxing after a long day. The bedroom is cosy and inviting, providing a peaceful retreat for a good night's sleep.

The bathroom is sleek and well-appointed, featuring a Villeroy Boch bathroom also with the added luxury of underfloor heating, adding a touch of luxury to your daily routine.

Private parking and a gated entry ensure security and convenience, giving you peace of mind about your vehicle.

Situated in a private and peaceful setting, this flat offers a tranquil escape from the hustle and bustle of city life. The scenic surroundings provide a beautiful backdrop, creating a serene

Red Lumb, Rochdale, OL12 7TX

Offers In Excess Of £145,000

 1  1  1  D

- Exceptional Ground Floor Flat
 - Modern Fitted Kitchen
 - Allocated Parking
 - EPC Rating D
- One Bedroom
 - Open Plan Living
 - Tenure Leasehold
- Three Piece Bathroom
 - Communal Courtyard
 - Council Tax Band A

Entrance Vestibule

Hardwood front door and door to hall.

Hall

14'0 x 2'11 (4.27m x 0.89m)

Spotlights, doors leading to bedroom one, bathroom and open plan kitchen/living area.

Bedroom One

12'3 x 8'7 (3.73m x 2.62m)

UPVC double glazed window, fitted wardrobes and spotlights.

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, extractor fan, spotlights, tiled elevations and tiled flooring.

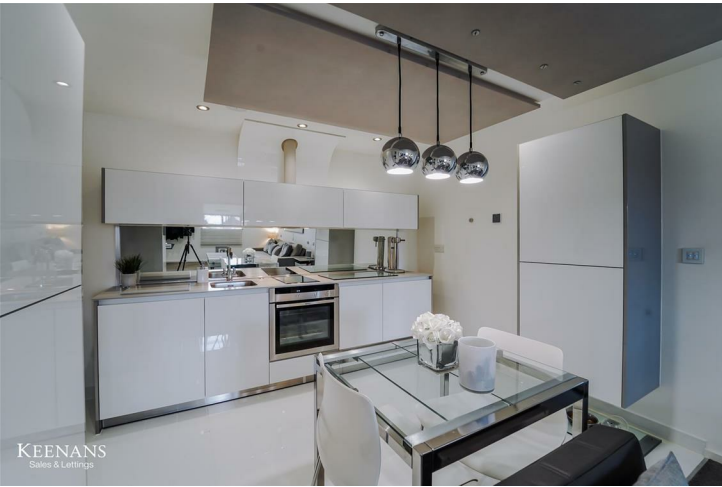
Open Plan Kitchen/Living Area

25'0 x 10'4 (7.62m x 3.15m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel inset sink with mixer tap, mirror splashback, integrated oven with two point induction hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, television point, spotlights and tiled flooring.

External

Gated access, communal courtyard and allocated parking.



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