



**56 Newbold Hall Drive, Rochdale**

In Excess of **£115,000**







## 56 Newbold Hall Drive

Rochdale, Rochdale

\*\*\* NO CHAIN / PENTHOUSE APARTMENT / TWO DOUBLE BEDROOMS / OPEN PLAN LOUNGE, DINER & KITCHEN / EN-SUITE / LOFT SPACE / JULIET BALCONY / DG & ELECTRIC HEATING / ALLOCATED PARKING PLUS VISITOR SPACES / PROVEN RENTAL HISTORY / INVESTMENT OPPORTUNITY / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: B

Tenure: Leasehold

- No Chain
- Penthouse Apartment
- Two Double Bedrooms
- En-suite
- Juliet Balcony
- Allocated Parking
- Proven Rental History
- DG & Electric Heating
- Ideal for a FTB or Investment
- Viewings Highly Recommended





### **Communal Entrance**

Communal entrance with secure key fob access, mailboxes, electric meter cupboard and staircases leading to all floors.

### **Second Floor Landing**

Secure coded access to the landing access to the front door of the apartment.

### **Hallway**

Side facing entrance door to the apartment, storage heater, cylinder cupboard and loft hatch.

### **Lounge/Diner/Kitchen**

19' 10" x 16' 0" (6.05m x 4.89m)

Front facing double glazed French doors with Juliet Balcony, two side facing double glazed windows, storage heater, seating and dining areas, fitted kitchen with a selection of wall and base units, work surfaces, splash back tiling, sink & drainer, electric hob, extractor and oven, plumbed for an automatic washing machine and space for a free standing fridge freezer.

### **Bedroom One**

9' 1" x 10' 1" (2.76m x 3.08m)

Front facing double glazed window, panel heater, fitted storage, double room.

### **En-suite**

5' 5" x 6' 9" (1.66m x 2.07m)

Expel air, wall heater, three piece suite in white comprising WC, pedestal sink and walk in shower, splash back tiling, shaving point.

### **Bedroom Two**

8' 11" x 9' 2" (2.71m x 2.8m)

Front facing double glazed window, panel heater, fitted storage, double room.







### **COMMUNAL GARDEN**

Communal grounds with secure fob access to the apartment block and CCTV cameras.

### **ALLOCATED PARKING**

1 Parking Space

Allocated Parking plus visitor parking spaces.

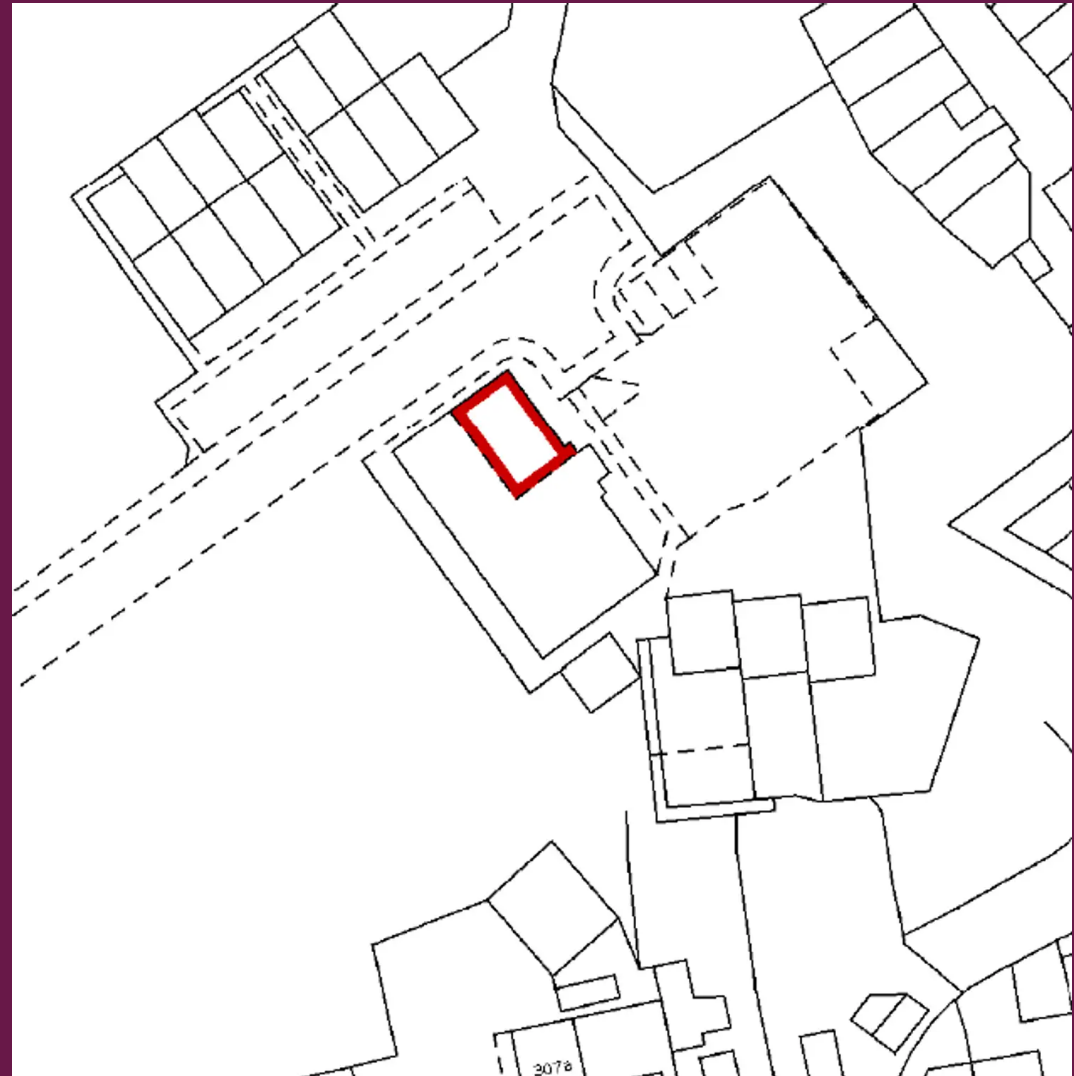




GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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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