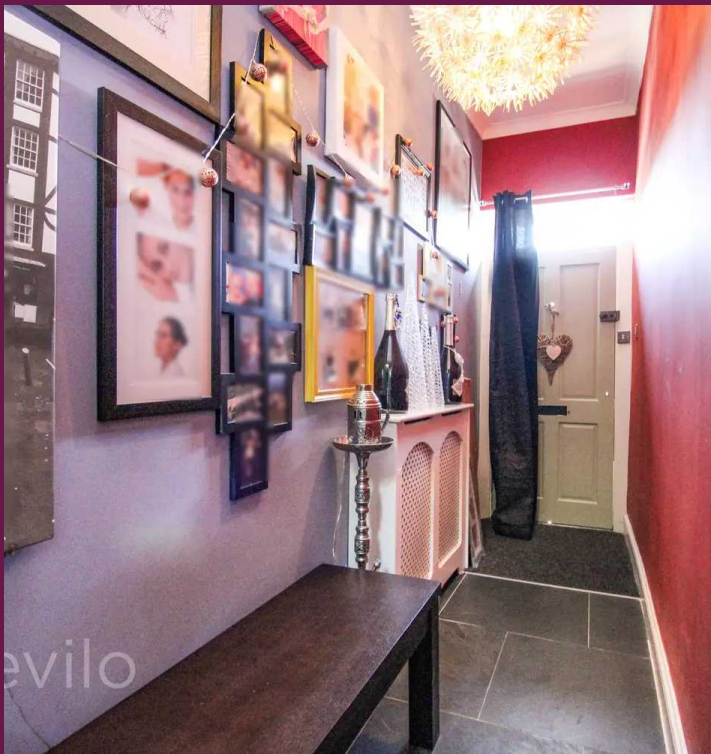




123 Huddersfield Road, Newhey

Offers in Region of £245,000





123 Huddersfield Road

Newhey, Rochdale

*** NO CHAIN / LARGE EXTENDED STONE PROPERTY / THREE DOUBLE BEDROOMS / FAMILY BATHROOM PLUS MASTER EN-SUITE / PRIVATE GARDEN / LOUNGE & DINING ROOM / CELLAR / WELL PRESENTED & SPACIOUS FAMILY HOME ***

Council Tax band: B

Tenure: Leasehold

- Large Extended Stone Property
- Three Double Bedrooms
- Lounge & Dining Room
- Kitchen Extension
- Cellar
- Elevated Position
- Front Courtyard & Side Garden
- DG & GCH
- Family Home





Entrance Hall

16' 1" x 3' 5" (4.90m x 1.03m)

Front facing entrance door, radiator, ceiling coves, staircase leading to the first floor, tiled floor.

Lounge

12' 1" x 11' 7" (3.68m x 3.53m)

Front facing UPVC double glazed window, radiator, ceiling coves, picture rail, Sky cabling, Bi-folding doors giving access to the spacious dining room.

Dining Room

14' 3" x 12' 8" (4.34m x 3.85m)

Side facing UPVC double glazed window, radiator, ceiling coves, picture rail, dining area, tiled floor, sliding doors and archway into the kitchen, under stair storage cupboard allowing cellar access.

Kitchen

9' 11" x 11' 6" (3.03m x 3.51m)

Side facing UPVC double glazed windows and side facing UPVC double glazed barn style door giving access to the garden, ceiling spot lights, neutral décor, fitted kitchen with a good selection of wall and base units, wood work surfaces, splash back tiling, sink & drainer, electric hob, extractor and oven, plumbed for automatic washing machine and dish washer, space for a free standing American style fridge freezer, tiled floor.

Cellar

11' 2" x 14' 10" (3.40m x 4.53m)

Front facing window, radiator, lights & power, space for tumble dryer, electric meter.

First Floor landing

14' 2" x 4' 9" (4.33m x 1.46m)

Rear facing UPVC double glazed window, ceiling spot lights, fixed staircase leading to the second floor accommodation.





Bedroom Two

12' 2" x 15' 5" (3.71m x 4.69m)

Front facing UPVC double glazed window, radiator, double room, aspect views.

Bedroom Three

9' 1" x 10' 0" (2.77m x 3.05m)

Side facing UPVC double glazed window, radiator, ceiling spot lights, double room.

Family Bathroom

4' 10" x 9' 9" (1.47m x 2.97m)

Rear facing UPVC double glazed window, radiator, ceiling spot lights, three piece suite in white comprising of WC, pedestal sink and panel bath, shower and glass screen, tiled walls and floor, wall mounted boiler.

Second Floor

Rear facing UPVC double glazed window and ceiling spot lights.

Bedroom One

14' 2" x 11' 9" (4.31m x 3.59m)

Rear facing UPVC double glazed window, radiator, ceiling spot lights, double room, built in storage plus storage to eaves.

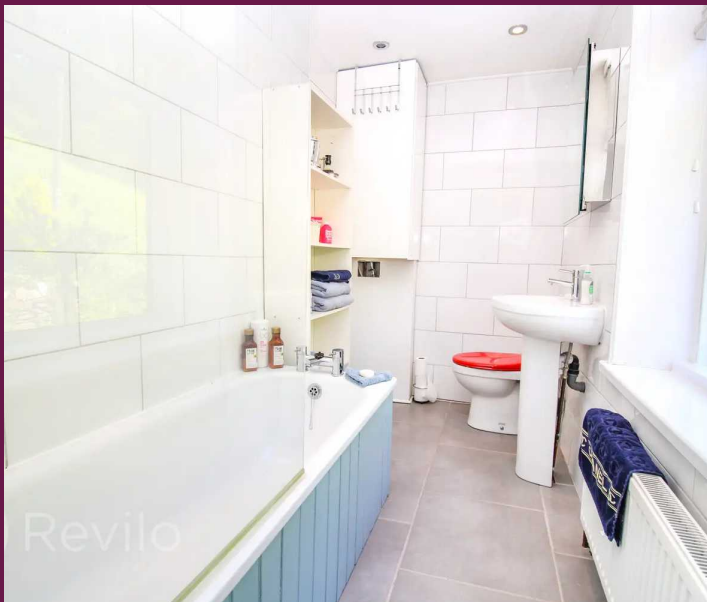
En-Suite Shower Room

6' 10" x 4' 7" (2.09m x 1.39m)

Rear facing wood double glazed Velux window, heated towel rail, ceiling spot lights, expel air, three piece suite in white comprising of WC, vanity hand basin with storage and walk in shower, part tiled walls and tiled floor.

Revilo Insight

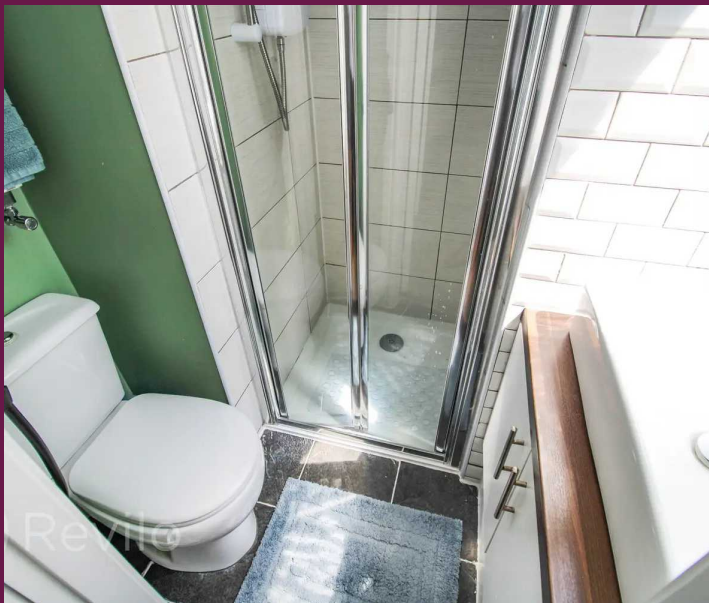
Tenure: Leasehold / Title No: GM257005 / Class Of Title: Absolute / Date: 31 December 1869 / Term: 999 years from 31 December 1869 / Rent: £2 / Tax Band: B / Parking: On Street



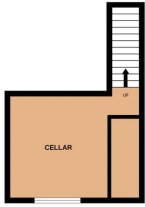


Externally there is a gated courtyard garden which is elevated to the front. Side pathway with artificial lawn and planting beds leading to a gated private rear garden with Indian stone paved patio and walled boundaries.

On Street parking to the front of the property.



CELLAR
100 sq.ft. (9.3 sq.m.) approx.



GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



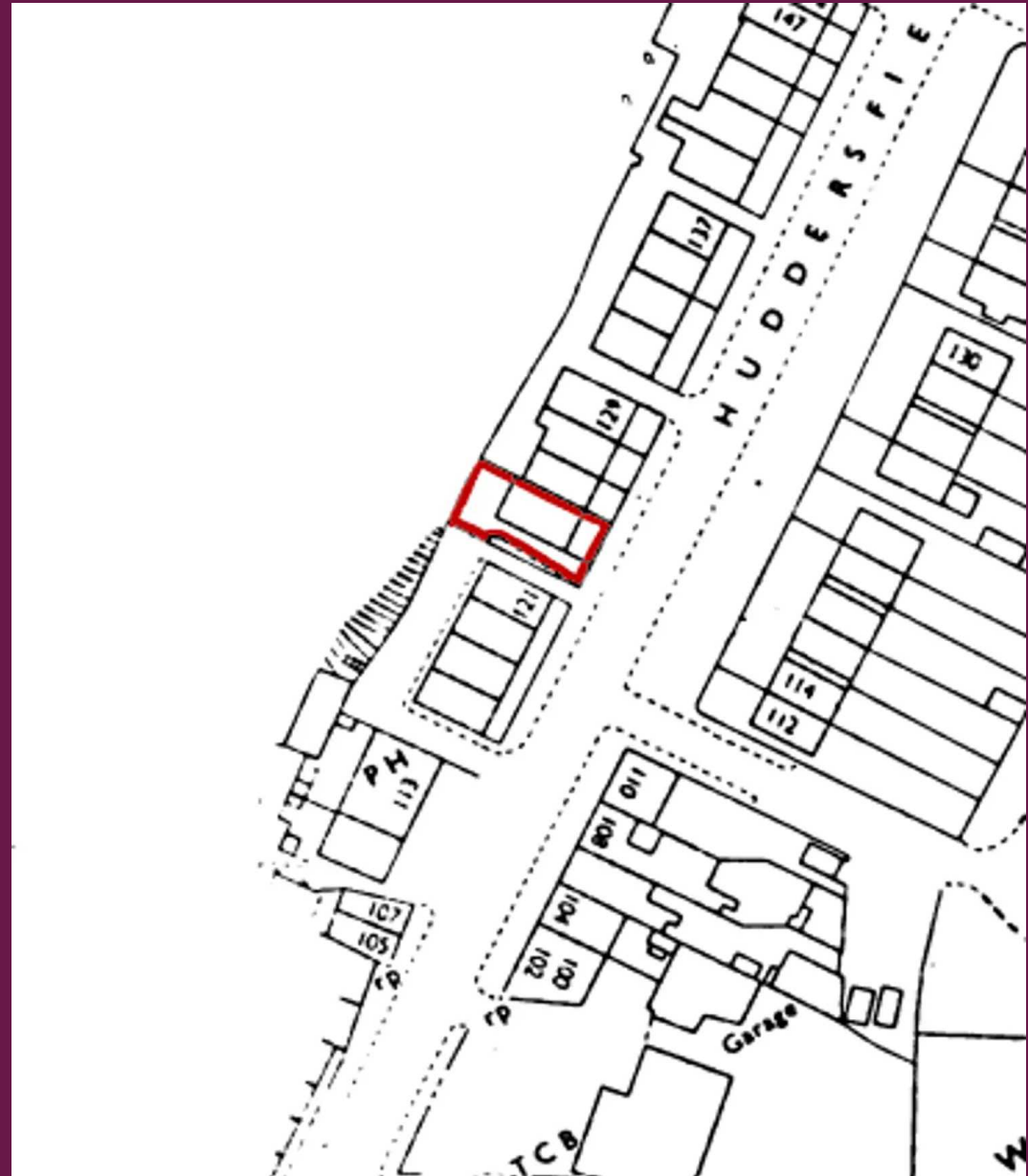
2ND FLOOR
279 sq.ft. (25.8 sq.m.) approx.

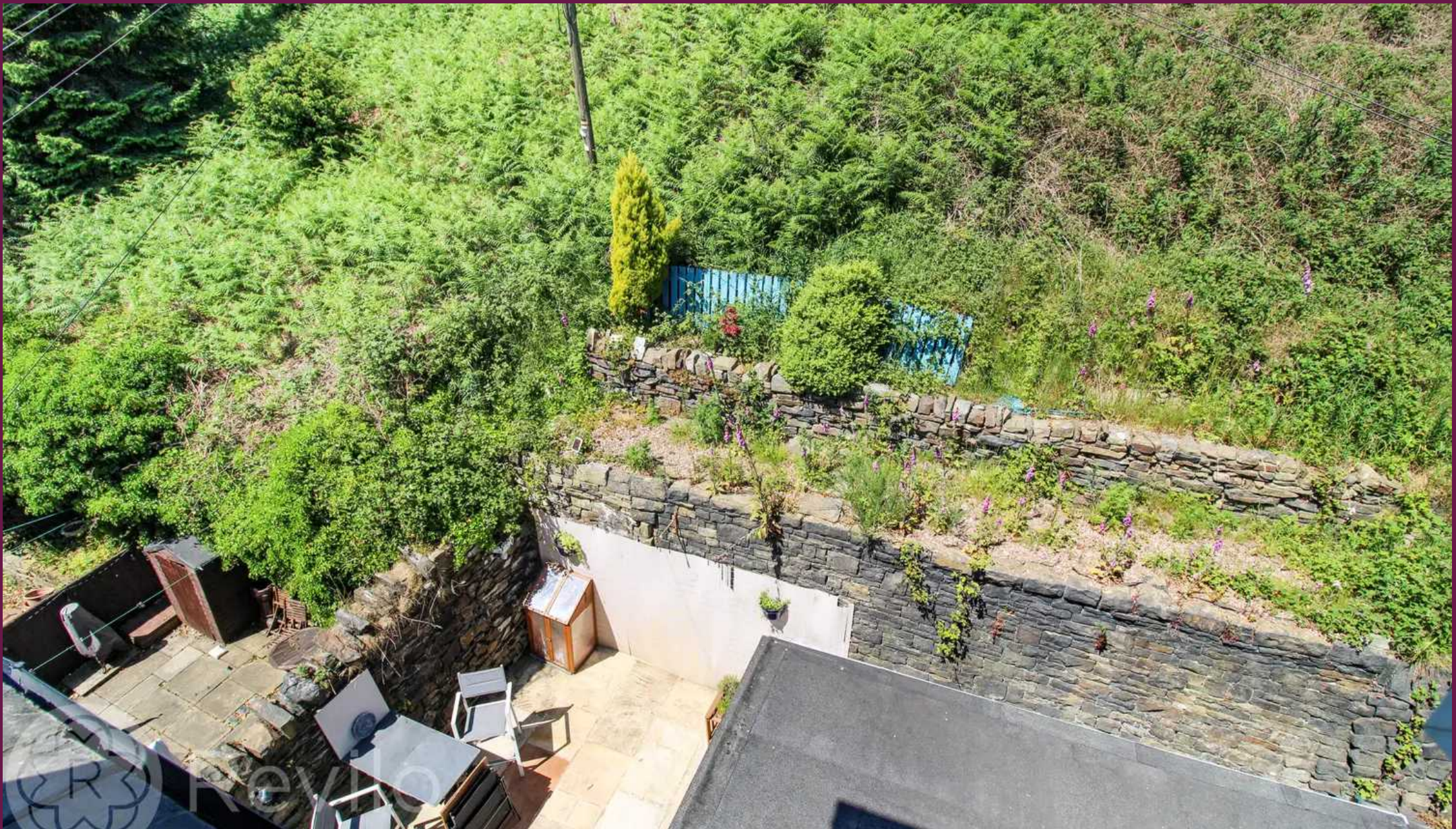


TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

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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Revilo Homes & Mortgages- Rochdale

Revilo Homes Ltd, Revilo House - OL11 5BX

01706 509 237 • info@revilohomes.co.uk • www.revilohomes.co.uk