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10 PEGASUS COURT ROCHDALE OL11 4EA



Situated on an exclusive modern development for the "over 50s", a very well presented 1 bedroom mews style bungalow. As well as the landscaped communal gardens number 10 also enjoys an attractive west facing private rear garden which is maintained by the development gardener. Internally the property features an entrance porch, spacious lounge with arch to dining room (formerly bedroom 2), kitchen, double bedroom with built in storage and modern shower room. Communal facilities and guest suite available.

£129,950

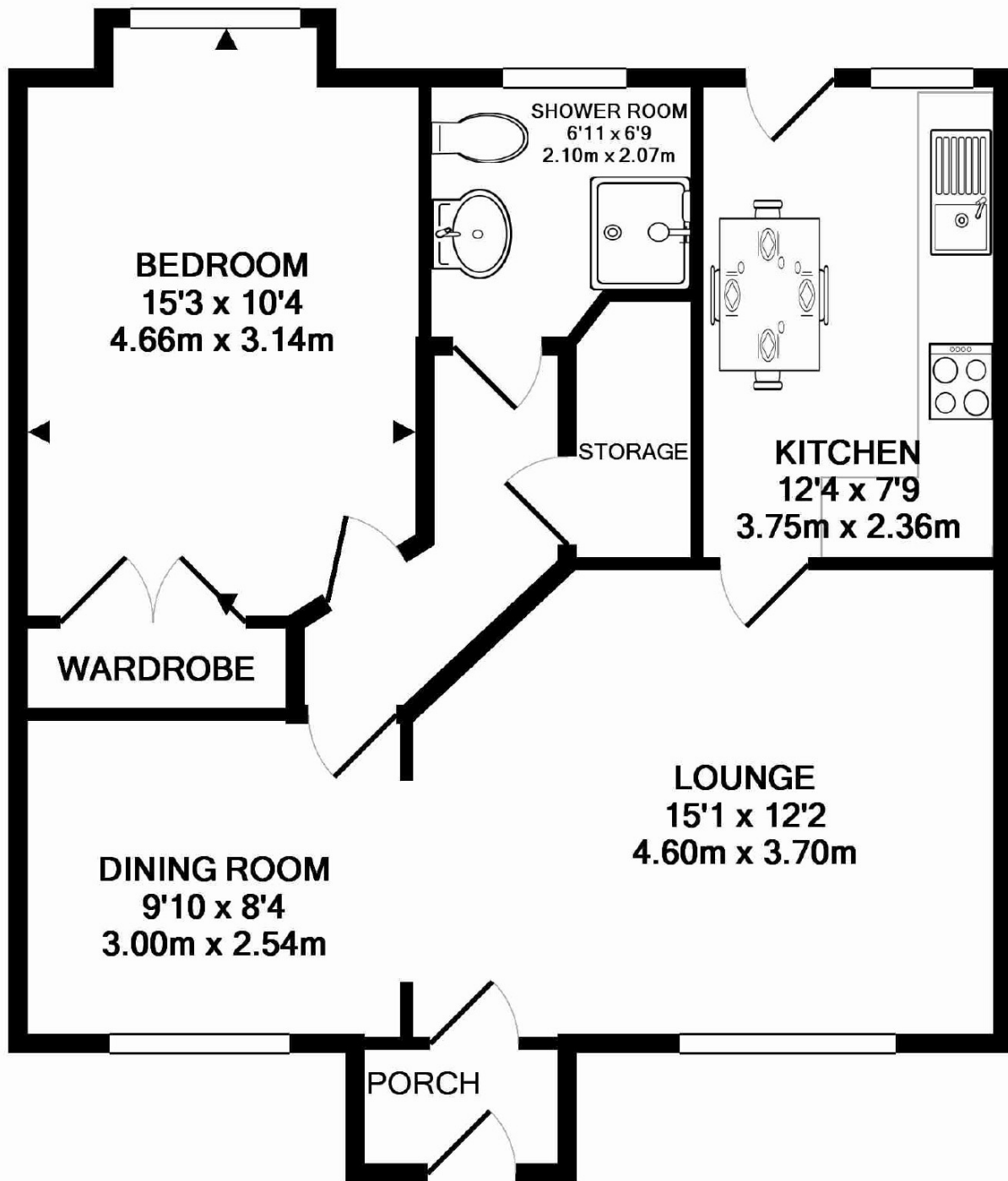
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Porch

Lounge

Spacious lounge enjoying open aspect over communal gardens and car park. Neutral decor and carpets.



Dining room

Situated adjacent to the lounge; an archway leads to the dining room which was formerly the 2nd bedroom. Neutral decor and carpets.



Kitchen

A good sized kitchen with wall and base units along one side and room for a small dining table. Electric built in oven and electric hob in white by NEFF. External door leading to rear garden.



Inner hall

An inner hall links the dining room to the bedroom and also the shower room. There is also a large cloaks / storage cupboard situated off the hall.

Bedroom 1

Spacious bedroom with bay window to the rear enjoying pleasant aspects over rear garden. Built in wardrobes.



Shower room

Modern shower suite in white comprising; wash basin set into vanity unit with storage below, wc and large shower enclosure with electric shower. Fully tiled walls.



External

Front - small garden and shrubbery

Rear - gently tiered grass lawn with rockery beds and attractive stone built boundary wall



Service charge

Approximately £201.88 per month (as at 2013). This includes buildings insurance, external cleaning and maintenance, water and sewage, 24 hour emergency call out, use of communal facilities.

General

Freehold tenure

Council tax band D

Warmed via electric heaters

Double glazed windows set in PVC frames

Service charge £201.00 per month (2015)

NOTE - Please note that in the event of a future re-sale of the bungalow, a fee of 1% is payable to the management company, plus ½ % for every year (or part year), the property was occupied, subject to a maximum 5%.

Viewing by appointment via agent on 01706 522424

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