

ADAMSONS

ESTATE AGENTS

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12 MULBERRY CLOSE ROCHDALE OL11 3TS



A charming 2 bedroom semi detached property situated at the head of the quiet cul de sac on a small purpose built development (predominantly small bungalows) for the over 55's. The property forms part of the original early 19th Century coach house which has since been sympathetically converted into residential accommodation. Internally the property has recently been fully refurbished to include new kitchen, new bathroom, new carpets and neutral decor throughout the 500+ sq ft space, which is significantly bigger than the bungalows on the development. There is a driveway immediately adjacent to the property providing off road parking. A monthly service charge of approx. £41 is payable to cover maintenance & repair of external communal areas/gardens and also buildings insurance.

£77,499

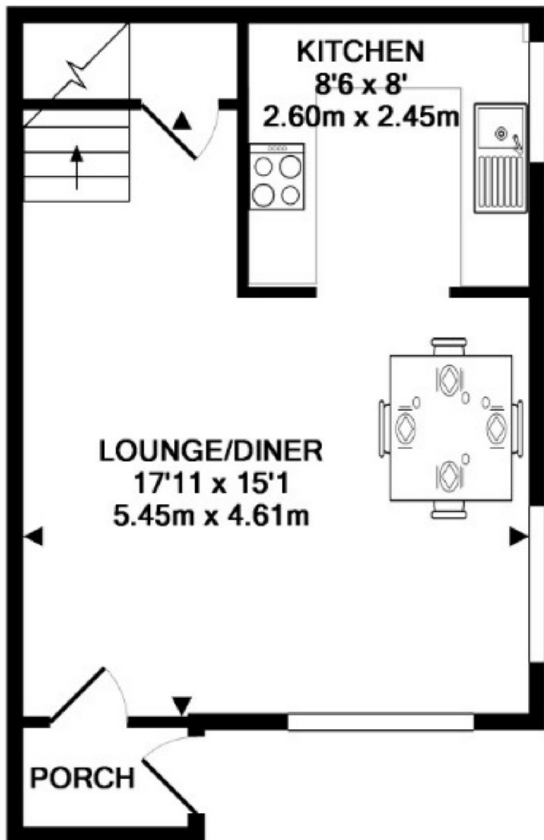
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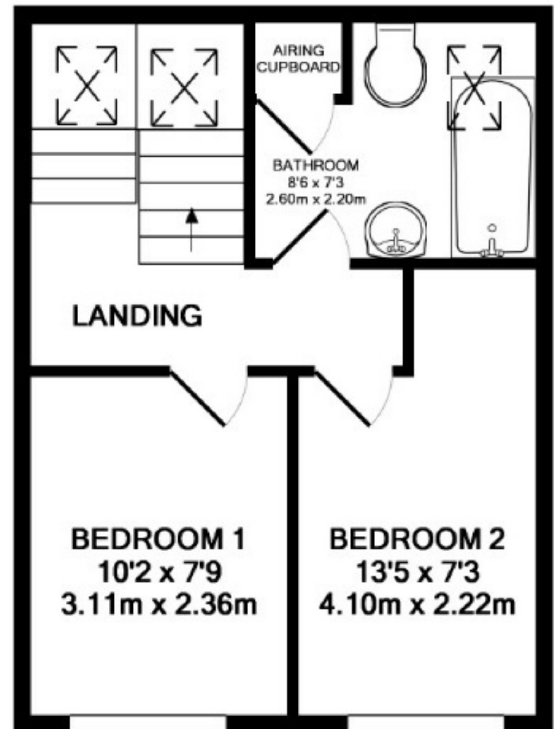
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GROUND FLOOR



1ST FLOOR

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

Brick built porch addition with pitched tiled roof. Meter cupboard.

Lounge / diner

Spacious reception room featuring high ceilings and 2 windows allowing ample natural light to enter the room. Room for seating and a dining area. Recently modernised to include neutral decor and carpets. Stairs to first floor with storage below.



Kitchen

New kitchen fitted with modern Beech effect wall and base units complimented with black granite effect work surfaces. Stainless steel sink and drainer & white splash tiling. Electric oven, washing machine and fridge in white.



Landing

High ceilings and 2 Velux windows provide a light and spacious feel to the landing.



Bedroom 1

Neutral decor and carpets. Room for a double sized bed.



Bedroom 2

Neutral decor and carpets.

Bathroom

Generous sized bathroom featuring new bathroom suite in white comprising; bath, wc and wash basin. Airing cupboard. Part tiled walls.



External

Driveway adjacent to property providing off road parking for one vehicle.



General

Council tax band A

Leasehold tenure - Ground rent £30/annum (remainder of 99yr lease from 1989)

Service charge £42 / month (service charge includes; buildings insurance and maintenance of external communal areas/ gardens.)

Viewing by appointment via agent on 01706 522424

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