



250

Edenfield Road

Passmonds Rochdale OL11 5AF

£109,950

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Passmonds Rochdale

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- Listed stone cottage
- 1 reception; kitchen
- 2 beds (1 double; 1 single)
- bathroom
- Good sized flagged garden
- Cottage garden to front

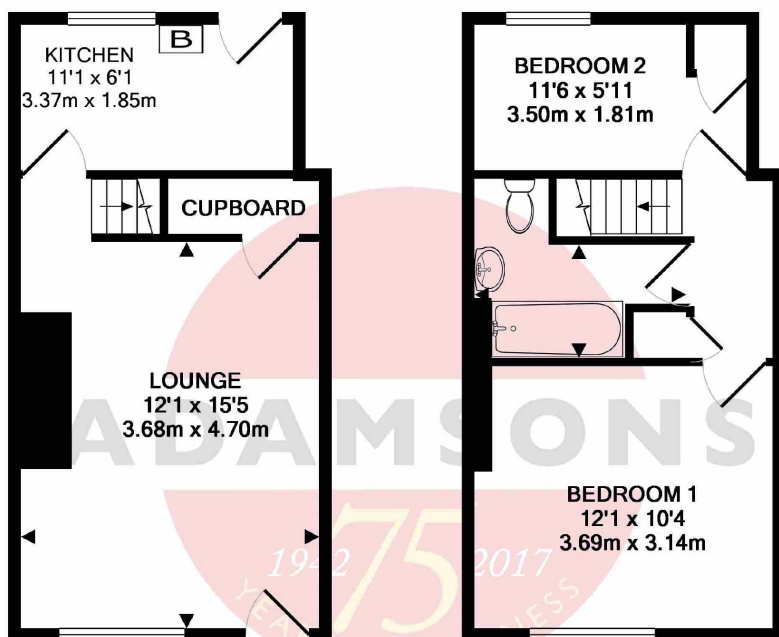




A delightful Grade 2 Listed period stone cottage with garden frontage, good sized flagged rear garden and superb aspect to front. Situated in a very convenient location for primary and secondary schools, park, shops, bus stops, motorway and town centre. Whilst in need of some updating, the property offers excellent potential and is a rare opportunity to purchase.

The accommodation comprises: LOUNGE with large under-stairs cupboard; KITCHEN with fitted units and sink unit; 1 DOUBLE BEDROOM with open aspect to front towards park; 1 SINGLE BEDROOM with view over garden and with single built-in wardrobe; BATHROOM with modern white suite comprising bath with plumbed shower above, WC and washbasin; LANDING with storage and airing cupboard with radiator.

The property is long leasehold (balance of 900 years) with a fixed ground rent of £40 pa; Council Tax Band A; Gas central heating (combi-condensing boiler); Full loft insulation; Single glazed windows (requirement under Listed building); Right of way through rear garden for number 252 and right of way through 248 & 246 at rear).



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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