cowell norford





Haugh Fold, Newhey, Rochdale, Greater Manchester, OL16

Offers Over: £300,000

Freehold

Property

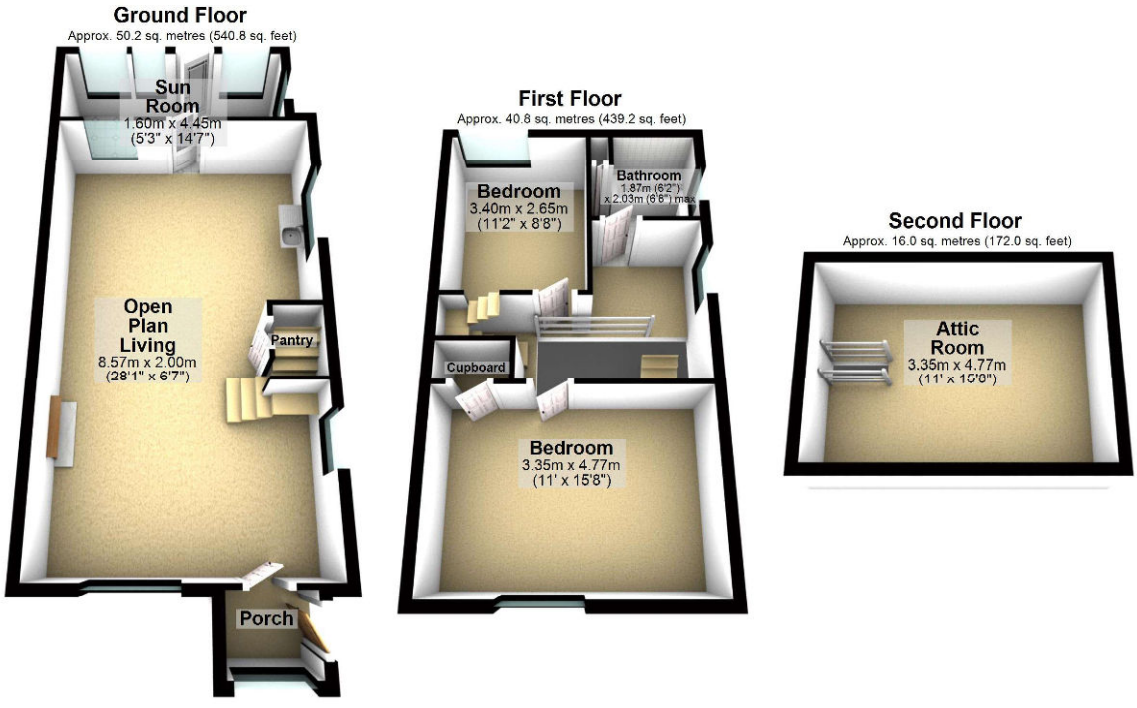
Cowell Norford are delighted to introduce to the market a FANTASTIC OPPORTUNITY to acquire a BEAUTIFULLY APPOINTED CHARACTER COTTAGE, boasting stunning PERIOD FEATURES. The property is situated in a TUCKED-AWAY position on a quaint street in Newhey, conveniently located for access to EXCELLENT LOCAL AMENITIES, commuter links via the M62 MOTORWAY NETWORK and METROLINK STATION, while being on the doorstep of some WONDERFUL COUNTRYSIDE WALKS.

Deceptively spacious, the property covers 1,152 sq. ft. of living space and is immaculately presented throughout. Internally, it comprises an entrance porch, open-plan living room/kitchen diner, sunroom, two double bedrooms, family bathroom, and an ATTIC ROOM. Additionally, the property features a storage cellar, which is accessed externally.

Externally, the property benefits from off-street driveway parking to the front. To the rear, there is an ATTRACTIVE private garden with a lawn and patio, offering stunning countryside and woodland views.

Charges

Council Tax Band: B



Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

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Plan produced using PlanUp.


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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.