



8 Bentmeadows

Rochdale, OL12 6HZ

REDUCED
£ 139,950

Substantial mid terraced property formally comprising two terraced houses inter-connected and in need of some further upgrading works.

The property has the benefit of 3 bedrooms plus two additional workshop & study rooms at first floor, two ground floor living rooms and large yard area at the rear.



104 Yorkshire Street, Rochdale OL16 1JY
Tel: 01706 353424 Fax: 01706 631431
Email: office@crossley-estates.co.uk www.crossley-estates.co.uk



8 Bentmeadows, Rochdale, OL12 6HZ

Accommodation Comprises;-

Vestibule;-

Entrance Hallway;-

approx. 1.1m (3'6) wide, radiator and under stairs storage cupboard.

Lounge;-

approx. 4.65m (15'3) x 6.6m (21'6) feature fire place with living flamed gas fire, double glazed window, rear patio doors to rear yard area, radiator.



Dining Room;-

approx. 3.9m (12'7) x 4.25m (13'9) electric storage heater, fitted gas fire, double glazed window



Kitchen;-

approx. 4m (13'1) x 2.75m (9') comprehensive range of fitted wall and base units including four ring hob, gas oven, single drainer stainless steel sink unit, PVC double glazed window and doors and plumbing for automatic washer.

Breakfast area;-

approx. 3.85m (12'6) x 2.25m (7'4) with fitted breakfast bar and stairs leading to first floor, radiator.



Cloakroom/w.c;-

First Floor

Landing;-

Separate Shower Room;-

Part tiled walls and double glazed window.

Family Bathroom;-

3 piece suite in white, part tiled walls, double glazed window, airing cupboard.



Bedroom 1;-

approx. 3.75m (12'3) x 4m (13') fitted cupboards



Bedroom 2;-

approx. 3.45m (11'3) x 3.5m (11'5) double glazed window, cupboards



Bedroom 3;-

approx. 3.5m (11'5) x 4.1m (13'5) double glazed window

Workshop room;-

approx. 1.5m (4'9) x 2.45m (8') central heating boiler, double glazed window

Study Room;-

approx. 2.5m (8'2) x 1.5m (4'9) fitted cupboard

Outside;-

The property has a pavement frontage, there is a covered passage way giving access from the front of the property to the rear yard with secure doors either side providing useful storage. Yard area to the rear.

Tenure;-

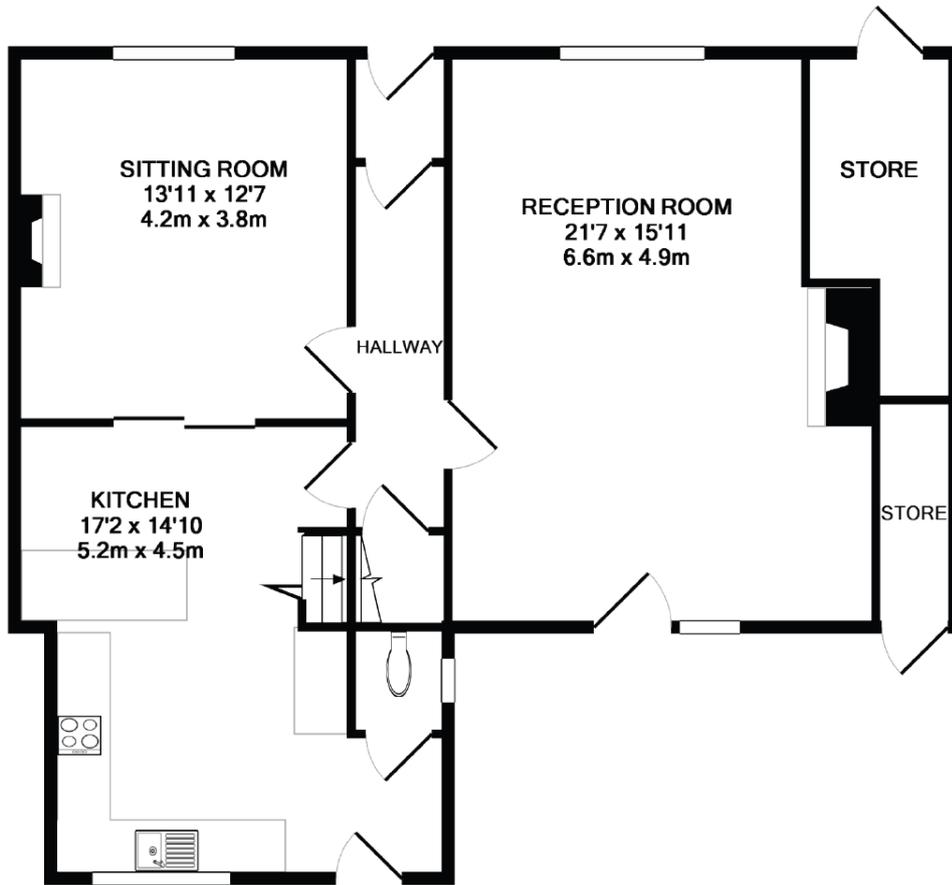
To be confirmed

Council Tax Band;-

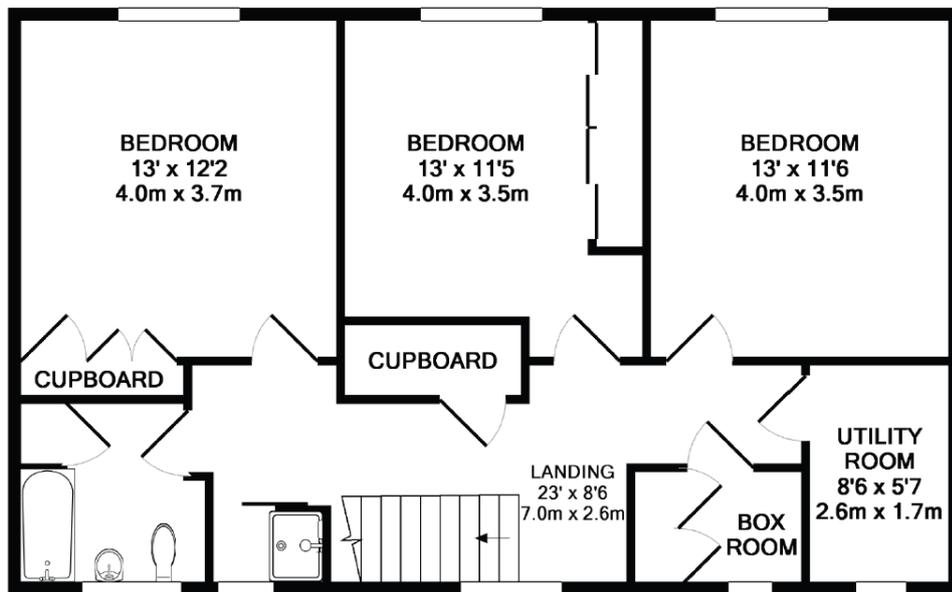
Band 'C'

Directions;-

From Rochdale Town Centre proceed on to Whitworth Road heading North. After approx. 1 mile, at the 2nd mini roundabout, turn left on to Mizzy Road. Continue towards the end at the 'T' junction proceed across on to Bentmeadows the property is located on the right hand side and can be identified by the For Sale board.



GROUND FLOOR
APPROX. FLOOR
AREA 896 SQ.FT.
(83.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1652 SQ.FT. (153.5 SQ.M.)