

The Meadows

Red Lumb, Norden, Rochdale, OL12 7TX



A TRULY STUNNING NEWLY RENOVATED 1 BEDROOM FIRST FLOOR APARTMENT WITH QUALITY FIXTURES AND FITTINGS



This recently renovated one bedroomed apartment is located in a substantial mill conversion, in a wonderful semi rural location, enjoying panoramic views over the countryside to the rear and within close proximity of Norden Village. The apartment has undergone a full renovation programme throughout, benefiting from a gas fired central heating system, with new kitchen and bathroom fittings and comprises an open plan lounge, kitchen, diner, one bedroom and a bathroom. The property also provides potential investment potential with rental income of between £625 - £650 per calendar month. Early viewing is highly recommended to appreciate the calibre of the accommodation on offer.

**VIEWING HIGHLY RECOMMENDED
TO APPRECIATE THE CALIBRE OF THE ACCOMMODATION**

OFFERS IN EXCESS OF £125,000

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

OPEN PLAN LOUNGE/KITCHEN AREA – 6.5 x 5.9 metres (21'3" x 19'4")

A wonderful and spacious open plan lounge and kitchen area, open plan kitchen with living areas with newly laid floor, island base unit with seating, range of wall and base units with integrated oven, hob and extractor fan

SHOWER ROOM – 1.7 x 2.8 metres (5'6" x 9'2")

A stunning shower room with a spacious walk-in shower cubicle, vanity wash hand basin, low level wc, quality fixtures and fittings, tiled walls and floor, spot lights to ceiling

BEDROOM – 4.6 x 2.8 metres (15'1" x 9'2")

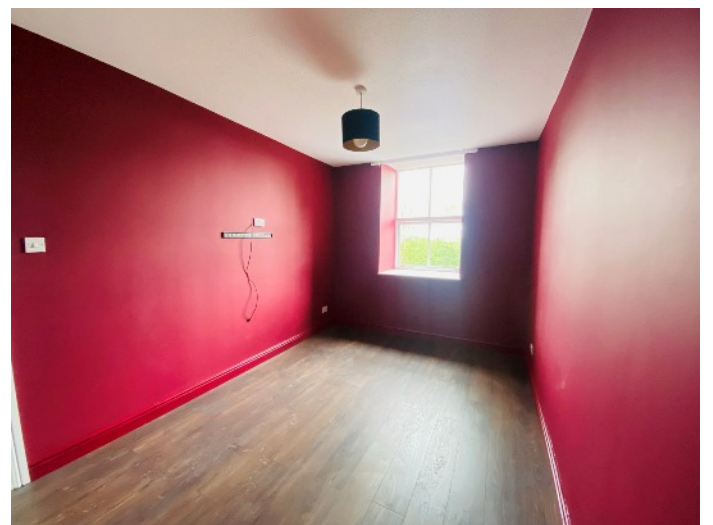
A large double bedroom with neutral decor, spot lights to ceiling, views over the front of the property

Externally

There is extensive private and visitor's car parking surrounding the site and the property is situated within a wonderful Hamlet, Red Lumb, in a semi rural location, with countryside walks on your doorstep.

INVESTMENT POTENTIAL

This property provides ideal investment opportunity, with a potential rental income of between £625 - £650 per calendar month.



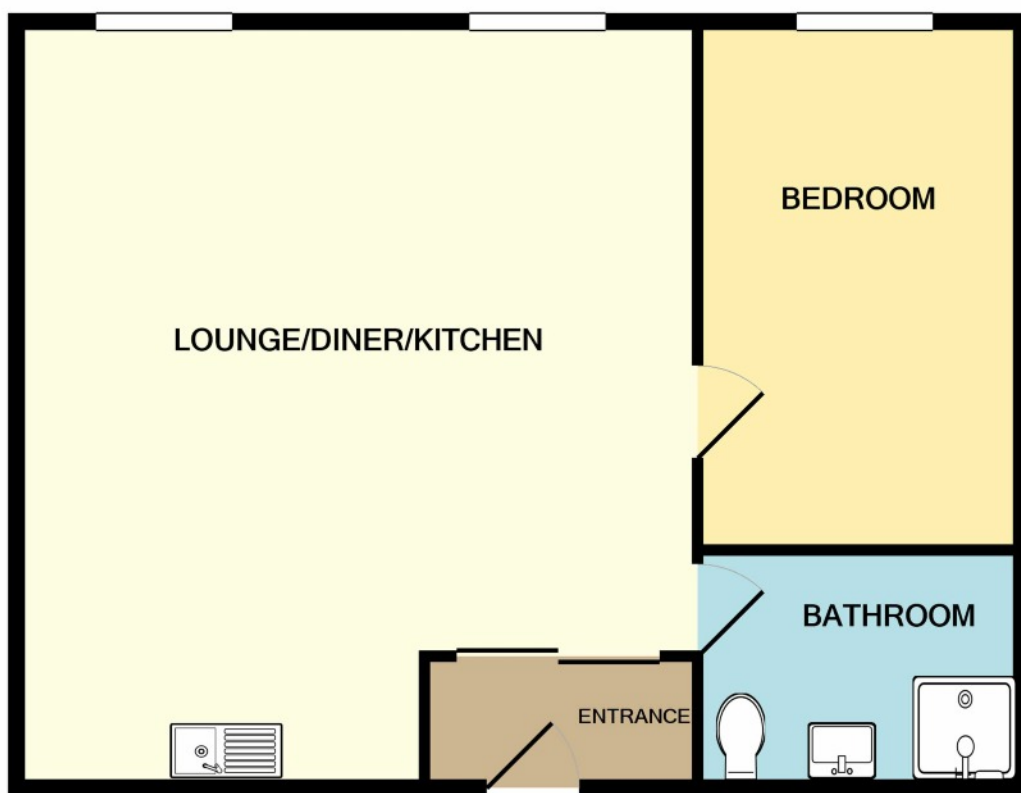
Council Tax Band

We are advised that the property is assessed in Council Tax Band B

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This fabulous property is situated in the popular residential area of Norden, within the catchment area of some of the best primary schools in the Borough and with all the usual local amenities available nearby.



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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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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