

8 Barnes Meadow | Littleborough OL15 9PW



A WONDERFUL 3 STOREY 2 BED CHARACTER COTTAGE ENJOYING SPECTACULAR COUNTRYSIDE VIEWS



This wonderful fully fitted kitchen is an example of the quality and warmth of this end terraced character cottage. The property benefits from a gas fired central heating system, double glazed windows, and a superb tiered garden with decked patio area to the side of the property, and provides fabulous accommodation for a first time buyer or professional couple. The property has been competitively priced and viewing comes highly recommended.

**A WONDERFUL PROPERTY AT A COMPETITIVE PRICE
NO CHAIN**

ASKING PRICE : £129,950 - 5% VENDOR GIFTED DEPOSIT

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. www.barton-kendal.co.uk - sales@barton-kendal.co.uk



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

Through LOUNGE - 5.5 x 4.1 metres (18'0" x 13'5")

A wonderful family room with spectacular views over the open countryside to the rear of the property, feature stone fireplace with multi fuel burning stove, spindle staircase to first floor, enclosed staircase to lower ground floor, spot lit ceiling - fantastic presentation

Lower Ground Floor

KITCHEN with BREAKFAST AREA - 5.5 x 4.1 metres (18'0" x 13'5")

Single drainer stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in oven, hob and extractor hood, plumbing for washing machine, part tiled walls, built in cupboard - wonderful presentation, access to the rear and to Todmorden Road.





First Floor

LANDING

MASTER BEDROOM - 3.1 x 3.2 metres (10'2" x 10'6") (to wardrobes)

A stunning stone chimney breast, wonderful panoramic views over the open countryside to the front of the property, modern mirrored wardrobes

BEDROOM TWO - 2.4 x 2.5 metres (7'10" x 8'2")

A well presented second bedroom

BATHROOM

Shower cubicle, low level wc, wash hand basin - modern matching suite in white, tiled floor and walls, spot lit ceiling

Externally

The rear of the property backs onto Todmorden Road. To the front there is a garden area with flagged patio and timber shed, and to the side of the property there is a three tiered garden with central decked patio area and lower childrens play area.

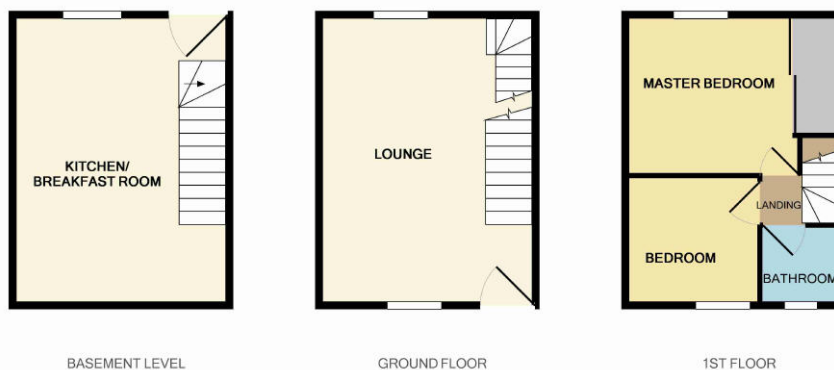


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

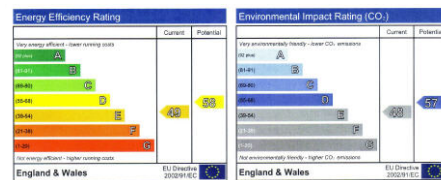
LOCATION

This fabulous property is situated on the doorstep of open countryside, with all the usual local amenities, including shops, schools, public transport and entertainment facilities etc, available nearby.

Proceed out of Rochdale along Yorkshire Street continuing into Halifax Road towards Littleborough Centre. Turn left up Whitelees Road, past Littleborough High School, enjoying the wonderful countryside views before turning right into Barnes Meadow. Proceed to the bottom of Barnes Meadow where you will find the property on the left hand side visible by our prominent agency board.



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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(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

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