



66A

Syke Road  
Syke Rochdale OL12 9TE

£200,000



# 66A Syke Road

Syke Rochdale

£200,000

- Spacious 4 storey property
- Newly renovated
- 3 reception rooms
- 5 beds; 2 bath/shower rooms
- Dining-kitchen; 2 store rooms
- Garden; Stunning views



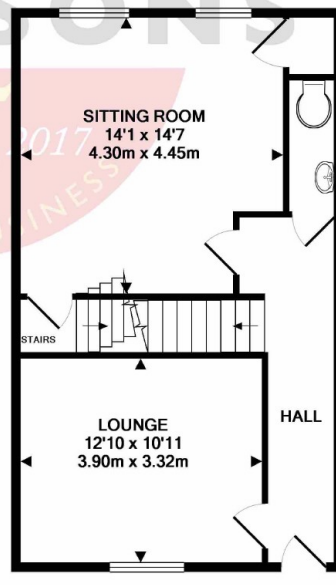
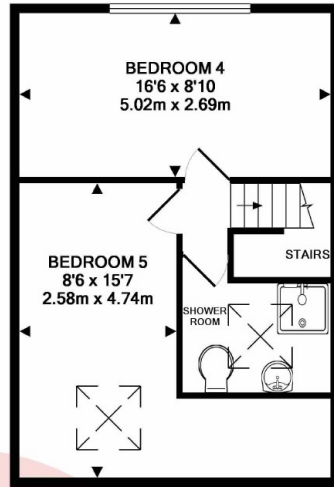
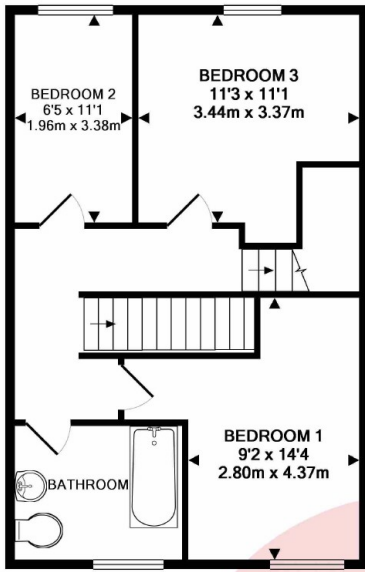


WITH SPACIOUS ACCOMMODATION ON 4 LEVELS AND LARGER THAN MANY 5 BED DETACHED HOUSES, number 66A Syke Road is a superb, newly renovated 5 bed property with 3 reception rooms and large kitchen. Enjoying fabulous panoramic views to the rear over farmland to Blackstone Edge in the distance, Syke Common to the front and with the benefit of an enclosed garden. Having undergone an extensive refurbishment programme, the property is essentially a new house internally forming the larger part of the original Hunters Rest Public House dating back to 1863. With spacious family accommodation over 4 levels, this middle of 3 houses comprises hall, WC, 3 reception rooms, dining-kitchen, store/utility room, 5 bedrooms and 2 bath/shower rooms. Viewing is absolutely essential to fully appreciate this outstanding property, the immediate location and views. Conveniently located within easy reach of local amenities including schools and on the edge of beautiful countryside.

The accommodation comprises, on the UPPER GROUND LEVEL: HALL with WC & washbasin; SITTING ROOM with window overlooking Common to the front; LOUNGE with built-in cupboard, superb PANORAMIC view to the rear plus staircase down to the LOWER GROUND FLOOR which comprises a DINING ROOM (no window) with STORE ROOM off; DINING-KITCHEN with good range of white High Gloss fitted units, integral electric oven, ceramic hob, walk-in STORE ROOM AND DOOR TO GARDEN. On the FIRST FLOOR: 3 BEDROOMS and BATHROOM comprising shaped bath with shower above, WC and washbasin; 2ND FLOOR with 2 further BEDROOMS and SHOWER ROOM comprising shower cubicle, WC and washbasin. EXTERNALLY, there are steps and railings to the front and an enclosed lawned garden to the rear.

The property was originally built in 1863 and is understood to be freehold; Gas central heating (combi-condensing boiler); uPVC double glazing; All certificates available for the work carried out; Council Tax Band yet to be assessed by the Council. Sound test certificate available - well exceeds minimum requirements.





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  
Made with Metropix ©2018



**ADAMSONS**

*A family run business since 1942*

109 Yorkshire Street, Rochdale OL16 1YJ

**T: 01706 522424**

**E: sales@adamsons-estates.co.uk**

Viewing by appointment via agent on 01706 522424

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the

