



66B

Syke Road
Syke Rochdale OL12 9TE

£180,000



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- 3 storey end terraced house
- Newly renovated
- Lounge + study/garden room
- Dining-kitchen
- 4 beds; 2 bath/shower rooms
- Garden; Stunning views



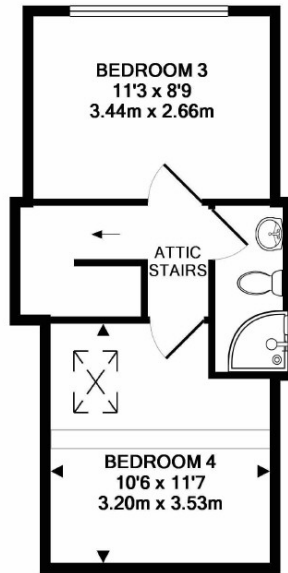


A delightful 4 BED END OF TERRACED HOUSE ON 4 LEVELS being one of just 3 houses in a row. Enjoying fabulous panoramic views to the rear over farmland with Blackstone Edge in the distance and Syke Common to the front. With the added benefit of an enclosed garden the house forms part of the original Hunters Rest Public House dating back to 1863. The property has undergone extensive renovation and is essentially a new house internally. With accommodation on 3 levels, the property comprises 1 reception room, dining-kitchen with steps down to a study/garden room; 2 first floor bedrooms and bathroom plus 2 further bedrooms and a shower room to the second floor. Viewing is absolutely essential to fully appreciate this superb property, the immediate location and views. Conveniently located within easy reach of local amenities including schools and on the edge of beautiful countryside.

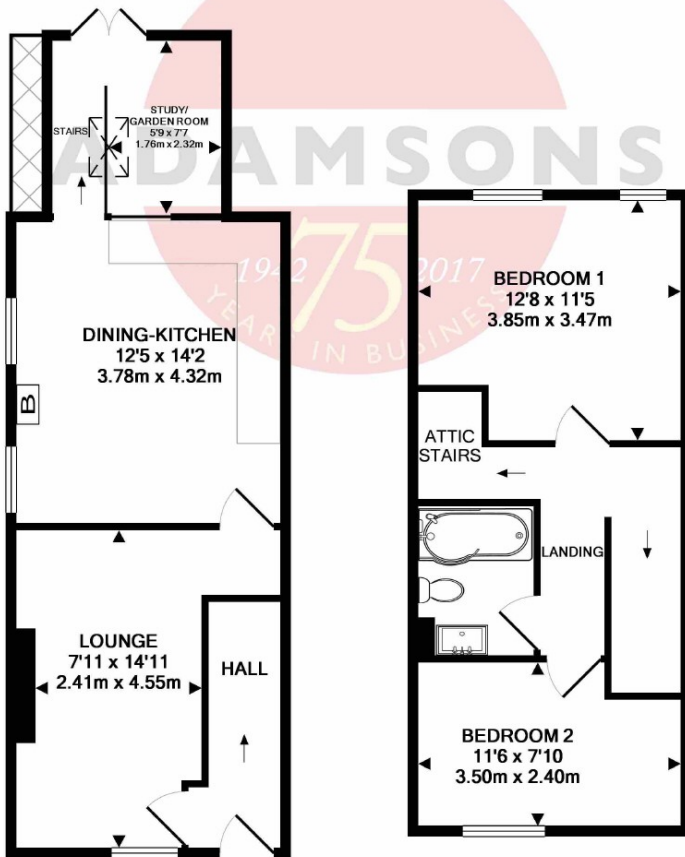
The accommodation comprises, on the UPPER GROUND FLOOR: ENTRANCE HALL with staircase to first floor; LOUNGE with superb open aspect to front; DINING-KITCHEN with new white High Gloss fitted units, integral electric oven, ceramic hob and extractor hood, recess for further appliance and ample space for table etc; access via an open plan staircase off the kitchen is the lofty STUDY/GARDEN ROOM with skylight and double French doors to the garden. To the FIRST FLOOR: 2 DOUBLE BEDROOMS with views and BATHROOM comprising a shaped bath with plumbed shower above, WC and washbasin. To the SECOND FLOOR: there is a further DOUBLE BEDROOM with fabulous panoramic view, 4th BEDROOM with skylight (ideal child's bedroom with restricted headroom in part); SHOWER ROOM comprising shower cubicle with electric shower, WC and washbasin.

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.





2ND FLOOR



GROUND FLOOR

1ST FLOOR



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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