



Pool Bank Street

Middleton

Miller Metcalfe
Every step of the way

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Middleton

Terraced  3  1 EPC Rating - To be confirmed

**** FULLY RENOVATED THREE BED HOME WITH NO CHAIN ****

Come and take a look at this completely restored and fully renovated three bedroom property which has recently gone under a complete transformation!! Available immediately with no onward chain, the property is ready for someone to enjoy right away and is not to be missed!

In what is a true credit to the current owner, the property has been practically re-built and modified to create a bright and airy family property that flows with elegant and modern decor. Take advantage of a spacious lounge, a spacious high end kitchen, a modern bathroom suite and three bedrooms. We think the property would appeal to a multitude of different buyers such as first time buyers, growing family or perhaps someone looking to downsize.

Pool Bank Street is a quiet and well regarded street located just off Manchester Old Road. There's a great selection of amenities on the doorstep such as schools, shops, supermarkets and leisure facilities. For those that need to commute and travel, the local motorway network is just minutes away and provides great access to Manchester and beyond.

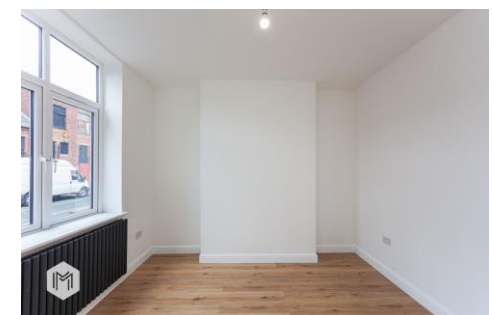
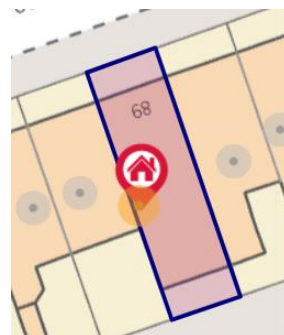
TENURE
Leasehold
999 years from 1907

LOCAL AUTHORITY
Rochdale Council
Band A
Annual Price: £1407

MOBILE COVERAGE
EE
Vodafone
Three
O2

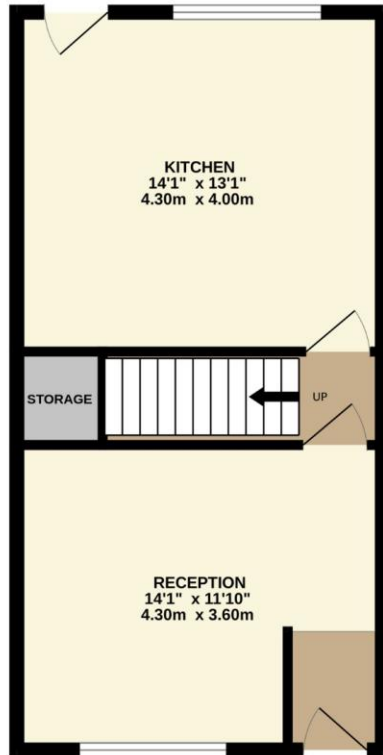
BROADBAND
Basic 6 Mbps
Superfast 255 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

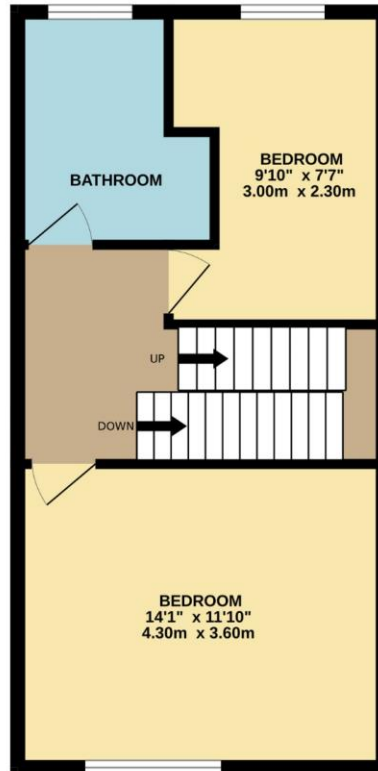




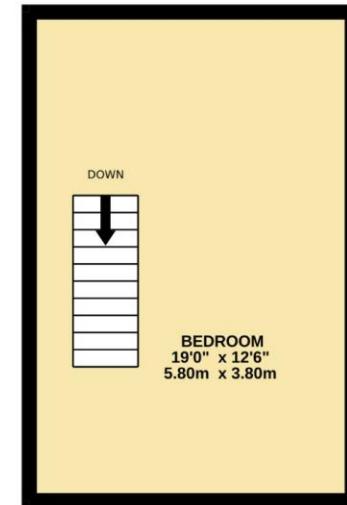
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.