

7 Healey Hall Farm | Rochdale



## A FABULOUS 3 BEDROOMED LUXURY GROUND FLOOR APARTMENT OVERLOOKING HEALEY DELL NATURE RESERVE



This exceptional apartment offers spacious and well presented accommodation within a prestigious and characteristic development. The property forms part of a small development dating back to the 18th Century, and combines a mix of characteristic features with modern fixtures and fittings. French doors from the lounge open out onto a shared cottage garden, and the development enjoys wonderful panoramic views over Healey Dell Nature Reserve and beyond.

**VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT AND THE CALIBRE OF THE ACCOMMODATION ON OFFER**

**ASKING PRICE : £190,000**

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) - [sales@barton-kendal.co.uk](mailto: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***

#### ***Communal ENTRANCE***

#### ***Entrance HALL***

Spacious L-shaped hallway with built in cupboard

#### ***L-Shaped LOUNGE with DINING AREA - 7.2 x 4.6 metres plus 2.3 x 2.1 metres (23'7" x 15'1" plus 7'6" x 6'10")***

A fabulous and extremely spacious reception room with wonderful outlook over the shared rear landscaped courtyard. The sunlight emanates through the arched opening and french doors, providing a bright cosy atmosphere to this extremely well presented lounge with character beamed ceiling. To the rear is a spacious dining area with feature stone wall

#### ***KITCHEN - 5.0 x 2.1 metres (16'4" x 6'10")***

Double drainer stainless steel sink unit, range of modern wall and base units with free standing cooker, part tiled walls, plumbing for washer and dryer, Amtico floor, character beamed ceiling.





**MASTER BEDROOM - 3.9 x 3.7 metres (12'9" x 12'1")**

Quality fitted wardrobes, wonderful views to the rear over Healey Dell Nature reserve

**En Suite SHOWER ROOM**

Shower cubicle, low level wc, vanity wash hand basin - matching suite in white, timber panelled ceiling, laminate floor

**BEDROOM TWO - 4.1 x 2.8 metres (13'5" x 9'2")**

Range of fitted office furniture, built in wardrobes, character beamed ceiling

**BEDROOM THREE - 4.1 x 2.5 metres (13'5" x 8'2") (maximum)**

Character beamed ceiling

**BATHROOM**

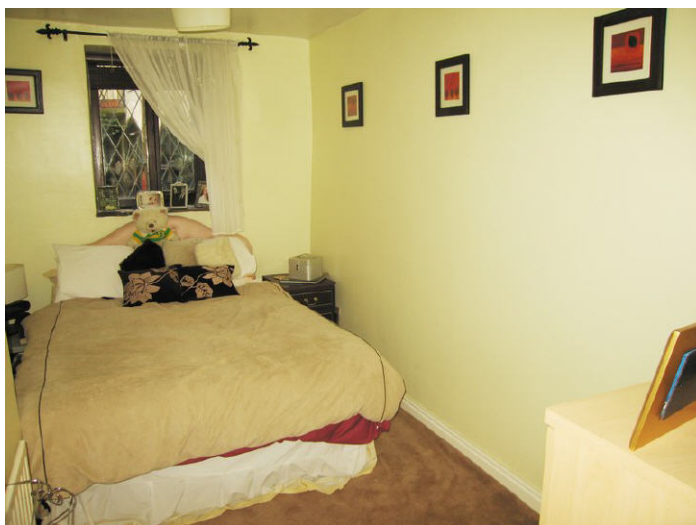
Panelled bath, vanity wash hand basin - modern matching suite in white, laminate floor, tiled walls

**Seperate WC**

Low level wc, wash hand basin, laminate floor, tiled walls

**Externally**

There is a wonderful communal cottage garden accessed via the arched opening with french doors off the lounge area. To the front of the property there are well maintained communal gardens and an extensive car parking area overlooking Healey Dell Nature Reserve.





## TENURE

We understand the property is held leasehold, subject to an annual ground rent of £50.

## SERVICE CHARGE

We understand there is a service charge of approximately £210 per quarter.

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

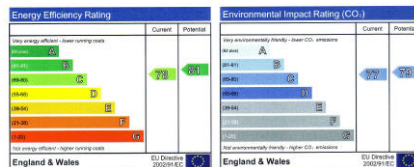
## LOCATION

This fabulous property is situated in a wonderful picturesque location overlooking Healey Dell Nature Reserve, with all the usual local amenities including shops, schools, public transport and entertainment facilities etc available nearby.

Proceed out of Rochdale along Spotland Road turning right at the traffic lights down Sheriff Street and left up Falinge Road, through Shawclough Village, down Shawclough Road towards Whitworth, where you will find the development on the left hand side, and the property can be accessed via the central doors to this fabulous development.



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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