



**Healey Stones  
Rochdale  
Lancashire  
OL12 0UE**

**Offers In Excess Of £253,000**

**bettermove**



# Healey Stones Rochdale

Bettermove are proud to present this 2 bedroom cottage in Rochdale.

ugh Bettermove. The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

This is a leasehold property with 2001 years on the lease from 1759; the ground rent is 5p per annum.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in a rural location of Rochdale, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A671, A58 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

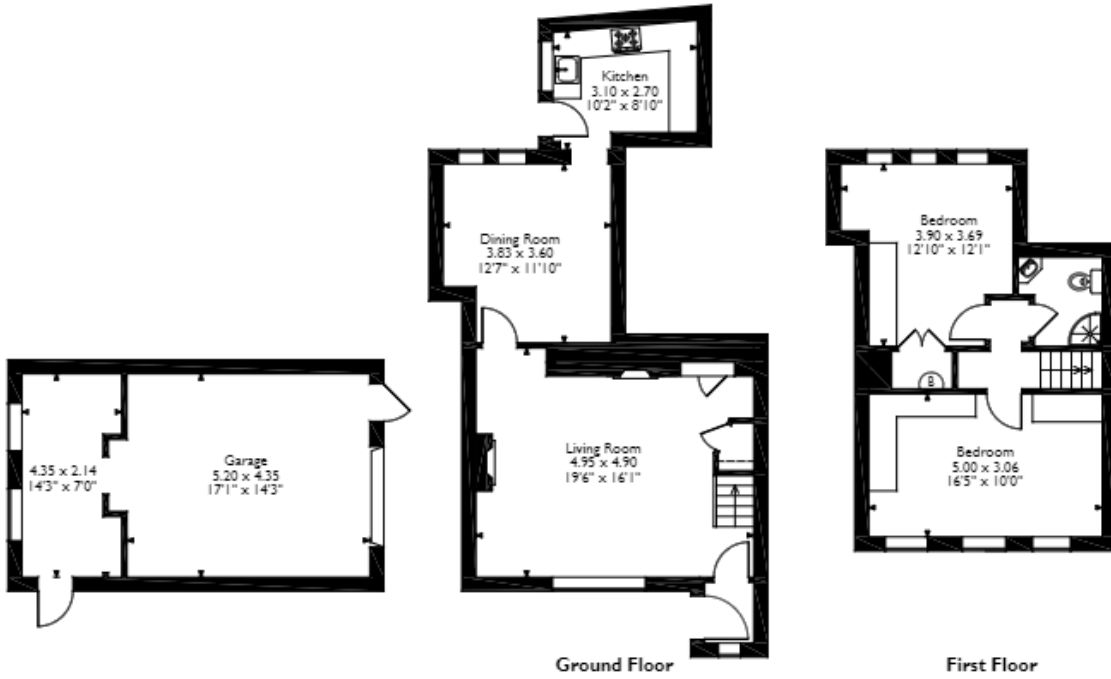
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Healey Stones, Rochdale  
 Approximate Gross Internal Area  
 Main House = 87 Sq M/936 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft  
 Total = 119 Sq M/1280 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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