





# 4 Ford Gardens

, Rochdale, OL11 4DZ

**\*\*\*DEVELOPMENT FOR OVER 55s\*\*CAH BUYERS ONLY\*\*WELL PRESENTED FIRST FLOOR, TWO BEDROOM APARTMENT\*\*SOLD WITH NO CHAIN\*\***Charles Louis Homes are pleased to bring to the market this well presented two bedroom first floor apartment in the heart of Rochdale. The property is for Over 55's and is ideal for a couple or single occupancy, has 61 years left on the lease and is sold with no chain. The property in brief comprises of living room, kitchen, two bedrooms and shower room. The property benefits from double glazing through out and electric heaters. There is also use of a small courtyard and allocated parking. The service charge includes warden on site, communal room, emergency call button and buildings insurance.

## Living Room

11'5 x 14'7 (3.48m x 4.45m)

uPVC double glazed windows to front elevation, feature fireplace, electric heater and central ceiling light.



## Alternative View



## Kitchen

5'10 x 8'8 (1.78m x 2.64m)

uPVC double glazed windows to rear elevation. Fitted with a range of wall and base units with contrasting work top, inset sink with side drainer, induction hob with oven and extractor above, space for undercounter fridge, plumbing and space for washing machine, vinyl flooring and central ceiling light.



## Bedroom One

10'10 x 9'5 (3.30m x 2.87m)

uPVC double glazed windows to front elevation, with fitted wardrobes, electric heaters and central ceiling light



## Bedroom Two

6'5 x 9'5 (1.96m x 2.87m)

uPVC double glazed windows to rear elevation, electric heaters and central ceiling light



## Bathroom

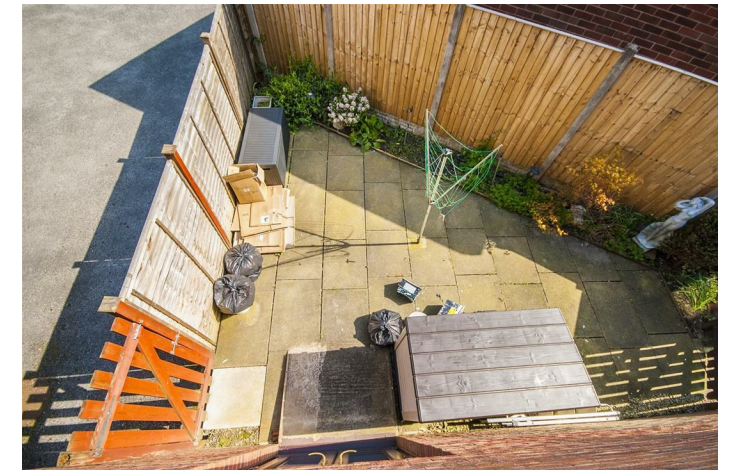
5'10 x 5'10 (1.78m x 1.78m)

uPVC double glazed frosted window to rear elevation, fitted with a three piece white suite comprising of low level wc, hand wash basin and walk in shower, part tiled with laminate flooring and centre ceiling light.



## Rear Courtyard

Enclosed with wooden fencing and gate, flagged with shrubs and plants in boarders.



Rochdale Council Tax band B