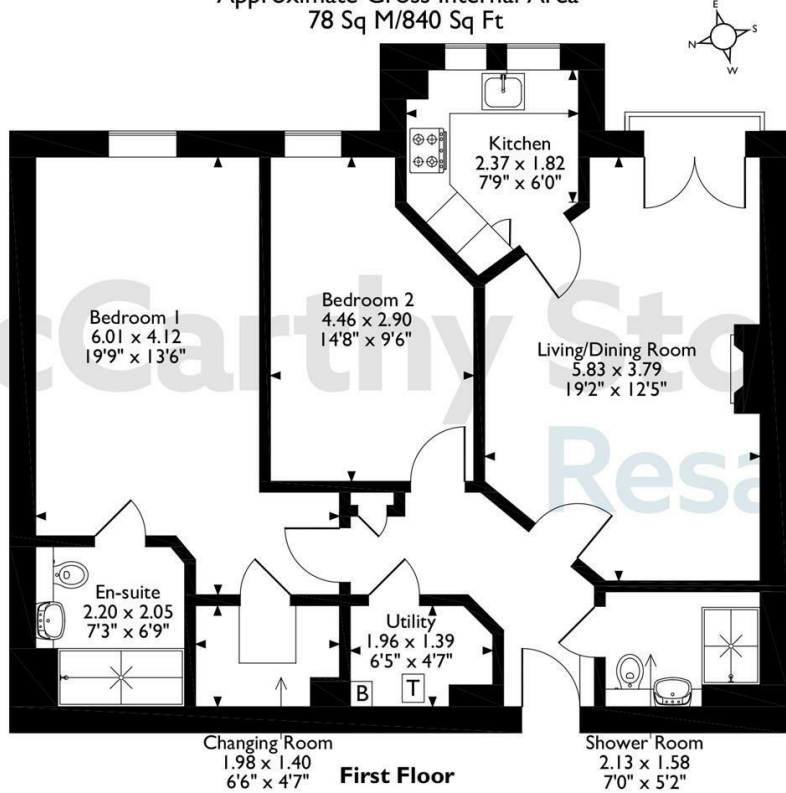


Butterworth Grange, Apartment 10, 93, Norden Road, Rochdale
Approximate Gross Internal Area
78 Sq M/840 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



10 Butterworth Grange

Norden Road, Rochdale, OL11 5SZ



Asking price £270,000 Leasehold

A bright and spacious two bedroom retirement apartment situated on the first floor. The apartment boasts a walk in wardrobe and ensuite to the master bedroom and a double second bedroom. The apartment is energy efficient and our prestigious Butterworth Grange development is also pet friendly!
~must be viewed to be appreciated~

Call us on 0345 556 4104 to find out more.

Butterworth Grange, Norden Road, Bamford, Rochdale

Butterworth Grange

Butterworth Grange was purpose built for modern retirement living by McCarthy & Stone. The development consists of 30 one and two-bedroom retirement apartments for the over 60's. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

Butterworth Grange can be found on Norden Road, close to the centre and only 0.1 miles from a Tesco Express. There are bus stops just 300 feet from the development, providing convenient public transport. You'll also find an Asda Superstore and a Lidl 2.2 miles away. For a range of shops and attractions, Rochdale Interchange is 2.5 miles from Butterworth Grange, with rail services to Bolton, Manchester and Oldham. Bamford is an affluent suburb of Greater Manchester, located three miles west of Rochdale and five miles east of Bury. It is an attractive retirement location thanks to its excellent public transport connections, wealth of local amenities, and close proximity to the Great British countryside. Bamford boasts beautiful views over the countryside, and just over a mile away is Queens Park in Heywood, with rivers and lakes, wetlands and wildlife areas, as well as an activity centre. It's a perfect location for a day out with friends or even the grandchildren and close to both Bamford

Cricket Club and Bowling Club. There is also a popular pub and Italian restaurant under 0.1 miles from the development, the bus stop connects homeowners to Rochdale in under 15 minutes. Rochdale holds a popular market from Monday to Saturday, which offers a selection of locally grown produce, jewellery, clothing, footwear and haberdashery. There is also a wide range of high street stores, cafes, restaurants, bars, and all the local amenities like a Post Office, pharmacy, library and more. Rochdale has plenty of local attractions, from Hollingworth Lake, a popular spot for sailing and rowing, to the stunning Healey Dell Heritage Centre and Tea Rooms, a legendary spot for afternoon tea, which is popular with retirees and people of all ages. Golf lovers will be more than happy retiring to Bamford Retirement Living, where Rochdale Golf Course is one mile to the north and Marland Golf Course 3.1 miles to the south.

Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Plumbing for and washer/dryer included. Illuminated light switches, smoke detector and apartment security door entry system with intercom. The 24 hour Tunstall emergency response pull cord system is located in the hall. Doors lead to the bedrooms, living room and shower room.

Lounge

A bright and spacious lounge benefiting from a Juliet balcony and side window. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Resin sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood and integral fridge freezer. Tiled floor.

Main Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Sperate door leading an an en-suite bathroom.

2 bed | £270,000

En suite

Tiled and fitted with suite comprising of level access shower, Low level WC, vanity unit with wash basin and mirror above. Shaving point, and extractor fan. Chrome heated towel rail.

Bedroom Two

Spacious double bedroom that could even be used as an office or hobby room. Ceiling light, TV and phone point.

Shower Room

Tiled and fitted with suite comprising of corner cubicle shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, extractor fan and chrome heated towel rail.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £4,882.51 for the financial year ending 28/02/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking

A parking space may be available to rent, please contact us for more information.

Leasehold

Lease: 999 years from 01/01/2019

Ground rent: £495 per annum

Ground rent review: 01/01/2034

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

