



73B Ramsden Road, Rochdale, OL12 9LB

£900 PCM

A Wilson Estates are delighted to offer To Let this three bedroom semi detached home on Ramsden Road in the popular village of Wardle and with all village amenities on your doorstep.

Located within beautiful open countryside and walking distance to Watergrove reservoir, and Hollingworth lake .

The nearby villages of Smithy Bridge and Littleborough offer a wider variety of services and excellent local transport links and train stations with connections to Manchester & Leeds.

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly, the property comprises:~

73B Ramsden Road

Wardle, Rochdale, OL12 9LB

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Entrance Hall

uPVC double glazed door to front elevation. Carpet, lighting, and radiator.

Kitchen

uPVC double glazed window to front elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge. Part tiled walls, lighting, blinds, and laminate flooring.

Lounge

uPVC double glazed window to side elevation and uPVC double glazed sliding door to rear elevation. Electric fire with surround and mantelpiece. Lighting, radiators, carpet, blinds, and built in storage cupboard.

Conservatory

uPVC double glazed windows to side and rear elevations. Lighting, radiators, and laminate flooring.

Stairs and Landing

Wooden handrail, balustrades, and bannister. Lighting, radiator, carpet, loft access, and built in storage cupboard.

Bathroom

uPVC double glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Fully tiled walls, lighting, radiator, and vinyl flooring.

Bedroom One

uPVC double glazed windows to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and curtains.

Bedroom Three

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

Externally

Enclosed rear yard with small yard to the front.

Additional Information

Council Tax Band: B

EPC Rating: E

Holding Deposit : £207

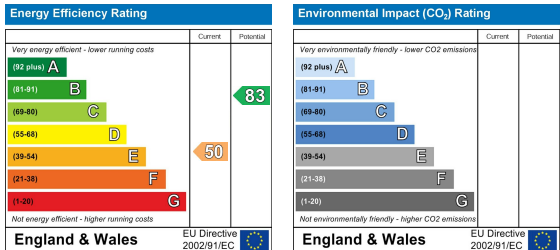
STRICTLY NO PETS AND SMOKING POLICIES





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.