



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Belgrave Street, Rochdale, OL12 7BY

£850 PCM

A BEAUTIFULLY MAINTAINED, TWO BEDROOMED MID-TERRACED PROPERTY WITH DECEPTIVELY SPACIOUS LIVING

This bright and spacious, two bedroomed terraced property is proudly introduced to the market in a highly considered area of Rochdale. Situated within close reach of schools, amenities and motorway links. The property would make an ideal home for a small family or couple requiring more space. The property has been well maintained throughout and presented to an impeccable standard.

Viewings can be arranged by calling our Lettings team at your convenience.

Belgrave Street, Rochdale, OL12 7BY

£850 PCM



- Mid-Terraced Property
- Gallery-Style Kitchen
- Decked Backyard
- Pets Considered
- Two Good sized Bedrooms
- Traditional Shower Room
- EPC Rating D
- Stylish Reception Rooms
- Neutral Decor
- Council tax band A

INTRODUCTION

A BEAUTIFULLY MAINTAINED, TWO BEDROOMED MID-TERRACED PROPERTY WITH DECEPTIVELY SPACIOUS LIVING

This bright and spacious, two bedroomed terraced property is proudly introduced to the market in a highly considered area of Rochdale. Situated within close reach of schools, amenities and motorway links. The property would make an ideal home for a small family or couple requiring more space. The property has been well maintained throughout and presented to an impeccable standard.

Comprising briefly: Entrance vestibule leading to a generous reception room. The reception room provides through access to a second, larger reception room which houses a staircase and provides access to the fitted kitchen. To the first floor, you will find two bedrooms and a three-piece shower room. Externally, the property benefits from a fully enclosed decked yard to the rear.

Viewings can be arranged by calling our Lettings team at your convenience.

GROUND FLOOR

ENTRANCE

Hardwood panelled door to the vestibule.

VESTIBULE

Original tiled flooring and hardwood single glazed door to reception room one.

RECEPTION ROOM ONE

14'5" x 11'0" (4.39 x 3.35)

UPVC double glazed window, central heating radiator, TV point, picture rail, cornice coving to the ceiling, gas fire to the chimney breast, two-feature wall-lights and door to reception room two.

RECEPTION ROOM TWO

14'1" x 14'5" (4.29 x 4.39)

UPVC double glazed window, central heating radiator, coving to the ceiling, dado rail, stairs to the first floor, understairs storage, two feature wall-lights and door to the kitchen.

KITCHEN

8'0" x 6'3" (2.44 x 1.91)

Tiled flooring, range of cream panelled wall and base units with granite effect worktops and upstands, stainless steel one and a half bowl sink with drainer and high-spout mixer tap, electric oven with four-ring gas hob and extractor fan, plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR

LANDING

7'7" x 7'6" (2.31 x 2.29)

Fitted linen cupboard, loft access and doors to two bedrooms and a bathroom.

BEDROOM ONE

13'7" x 13'0" (4.14 x 3.96)

Two UPVC double glazed windows, central heating radiator, fitted wall-to-wall wardrobes and TV point.

BEDROOM TWO

13'6" x 8'0" (4.11 x 2.44)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving to the ceiling and dado rail.

SHOWER ROOM

7'3" x 7'0" (2.21 x 2.13)

UPVC double glazed frosted window, corner shower enclosure with direct-feed rainfall shower-head, low base WC, pedestal washbasin with mixer tap, partially tiled elevations, chrome heated towel rail and spotlights.

EXTERNAL

REAR

Wall enclosed decked backyard with patio area and gated access.

AGENT'S NOTES

Council Tax Band A



Tel: 01616960085

www.keenans-estateagents.co.uk