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King Street South, Rochdale, OL11 3TR

Auction Guide £375,000



Ground Floor

Entrance

Hard wood single glazed frosted door to hall.

Hall

16'10 x 8'2 (5.13m x 2.49m)

Central heating radiator, loft access, two storage cupboards, doors to reception room, kitchen two bedrooms and bathroom.

Reception Room

20'11 x 13'11 (6.38m x 4.24m)

Two UPVC double glazed windows, central heating radiator, gas fire with stone hearth and surround, television point.

Kitchen

11'11 x 11'7 (3.63m x 3.53m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, marble effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven and fridge freezer, plumbed for washing machine, wood effect lino, door to bedroom three and UPVC door to rear.

Bedroom Three

11'11 x 9'1 (3.63m x 2.77m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom One

12'2 x 11'11 (3.71m x 3.63m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

12'2 x 11'8 (3.71m x 3.56m)

UPVC double glazed window, central heating radiator, Baxi boiler and fitted wardrobe.

Bathroom

8'2 x 7'7 (2.49m x 2.31m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, tiled elevation and wood effect laminate flooring.

External

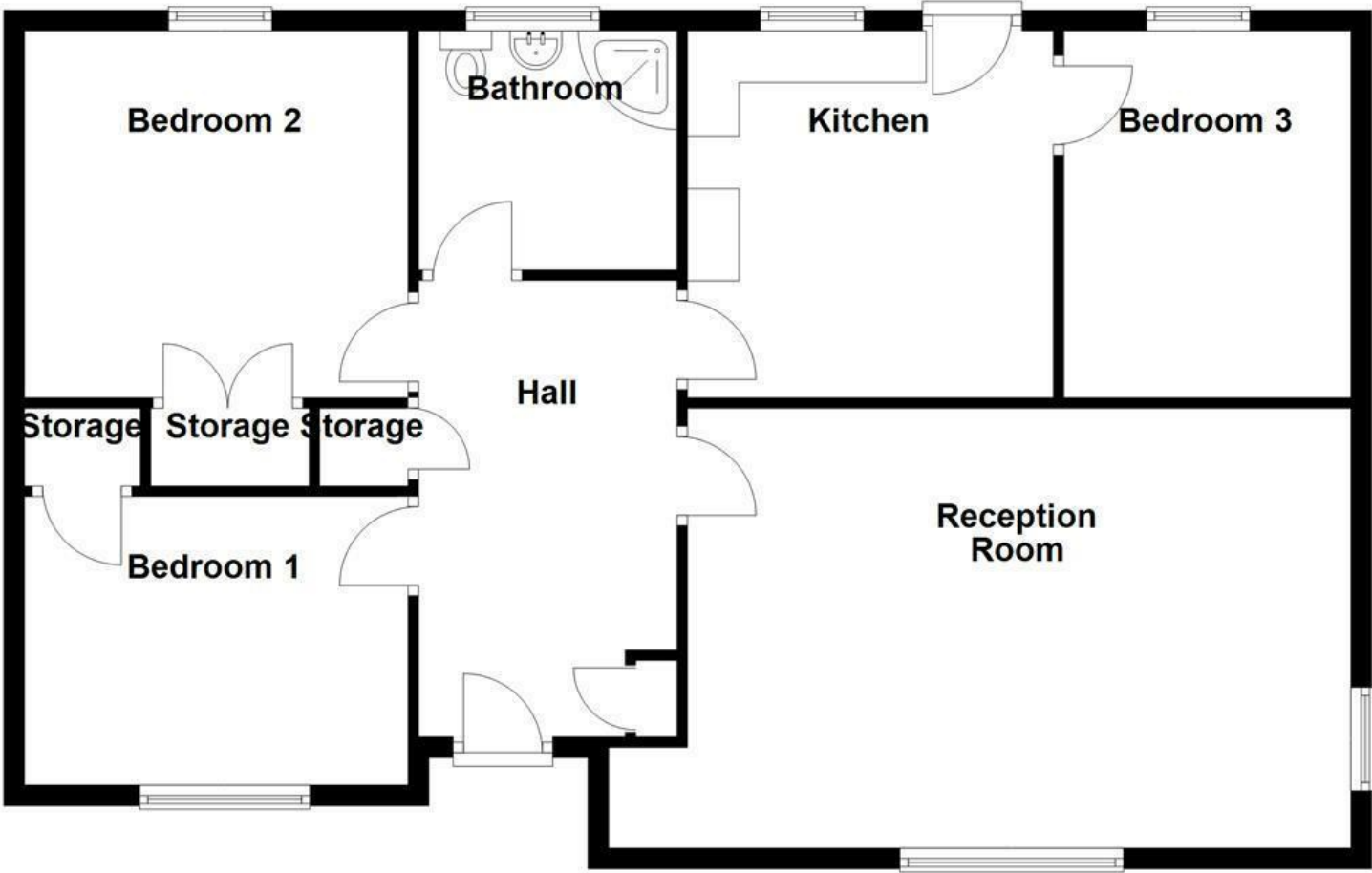
Outline planning for 3/4 bedrooms detached double storey house at rear.

Second planning - adding second storey to bungalow to make six bedroom house.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		

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