
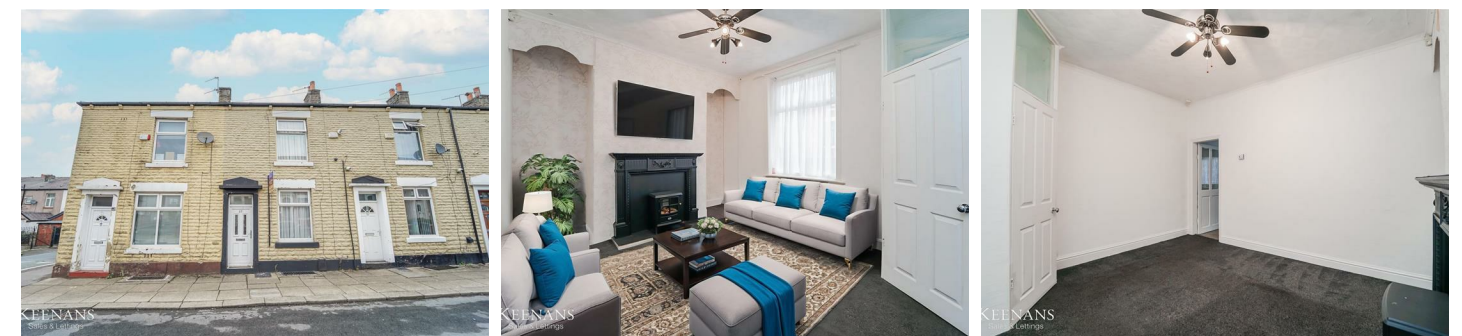




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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.



## Crown Street, Rochdale, OL16 5LH

### £850

A TWO BEDROOM HOME FOR RENT IN ROCHDALE

We welcome to the rental market Crown Street, Rochdale, a charming location for this delightful mid-terrace property which has just undergone a recent mini refurb. As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests.

This property boasts two lovely bedrooms, ideal for a small family or couple in need of a guest room or home office. The three-piece bathroom suite ensures convenience and comfort for all residents and a good size kitchen diner. One of the standout features of this house is the spacious cellar, offering ample extra storage space.

Some photos have been virtually staged to help you envision your new rental home.

Don't miss out on the opportunity to rent this charming mid-terrace house in Rochdale. Book a viewing today by contacting our Lettings team at your earliest convenience.



# Crown Street, Rochdale, OL16 5LH

## £850

 **2**  **1**  **1**  **D**

- Mid Terrace Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Close Proximity to Local Amenities
  - Excellent Transport and Commuter Links
- Three Piece Bathroom Suite
  - Enclosed Yard to Rear
  - Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'9 x 3'8 (1.14m x 1.12m)

UPVC double glazed frosted leaded front door and door to reception room.

#### Reception Room

14'8 x 11'4 (4.47m x 3.45m )

UPVC double glazed window, central heating radiator, coving, television point, electric fire with wooden mantel and door to kitchen.

#### Kitchen

14'8 x 11'6 (4.47m x 3.51m )

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, wood effect laminate flooring, stairs to lower ground floor, stairs to first floor and UPVC double glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

14'11 x 11'2 (4.55m x 3.40m )

UPVC double glazed window, power and lighting.

### First Floor

#### Landing

7'10 x 5'7 (2.39m x 1.70m )

Smoke detector, doors leading to two bedrooms and bathroom.

#### Bedroom One

14'8 x 11'3 (4.47m x 3.43m )

UPVC double glazed window, central heating radiator and integrated storage.

#### Bedroom Two

11'7 x 6'7 (3.53m x 2.01m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 5'5 (2.39m x 1.65m )

UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations and laminate flooring.

### External

#### Rear

Enclosed yard with paving and gate to shared access road.



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