




## Rochdale Road, Britannia, OL13 9TW

### £675

**\*\* TWO BED END TERRACE WITH NO CHAIN DELAY \*\***

A fantastic opportunity to let this two bed terraced property, well placed in the heart of Britannia. Situated close to well regarded schools, local amenities and commuting routes. The property boasts no onward chain, vacant possession.

PLEASE CONTACT THE ROSSENDALE OFFICE TO ARRANGE A VIEWING.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>62</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 2  1  1  D

- Mid Terraced Property
  - Bursting with Potential
  - Enclosed Yard to Rear
- Two Bedrooms
  - Close to Local Amenities
  - Tenure Leasehold
- No Chain Delay
  - EPC Rating D
  - Council Tax Band A

Entrance Vestibule

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

Reception Room

15'8"x 14'1" (4.8x 4.3)

UPVC double glazed window, central heating radiator, gas fire with marble hearth and surround, television point and door to inner hall.

Inner Hall

Door to kitchen and stairs to first floor.

Kitchen

13'1" x 12'1" (4 x 3.7)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, wood effect laminate flooring and door to rear.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

15'8" x 14'1" (4.8 x 4.3)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'10" x 9'10" (3 x 3)

UPVC double glazed window and central heating radiator.

Bathroom

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead electric shower, PVC to ceiling, spotlights, tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed paved yard.

