



Drake Street, Rochdale, OL16 1PQ

£825 PCM

SPACIOUS ONE BEDROOM DUPLEX APARTMENT

Keenans are delighted to bring to the rental market this well presented refurbished one bedroom duplex apartment, situated on Drake Street in the heart of Rochdale town centre. Ideally located for town centre shops, cafes, bars and leisure facilities. The property is also in close proximity to trams, buses and the train station.

The unfurnished property would be ideal for singles or a couple and viewing comes highly recommended. With secure entrance the property is accessed through a communal door with stairs leading to the second floor and the apartment.

The apartment comprises briefly, a spacious hallway, doors give access to a modern fitted kitchen, WC, storage and the reception room. The hallway also further leads to the staircase up to the bedroom with an en-suite shower room.

To book a viewing or for more information please contact our Lettings team at your earliest convenience.

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

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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**C**

- One Bedroom Duplex Apartment
 - Recently Refurbished
 - WC
 - EPC Rating C
- Close Proximity To Local Amenities
 - Modern Fitted Kitchen
 - En-suite
- Close Proximity To Commuter Links
 - Three Piece Shower Room
 - Council Tax Band A

Ground Floor

Main entrance door.

Entrance

Post boxes and stairs to all floors.

Hallway

27'10" x 5'2" (8.5 x 1.6)

Hardwood front door, laminate flooring, electric wall heater, doors to kitchen, WC, storage cupboard, reception room and stairs to bedroom.

Kitchen

8'2" x 8'2" (2.5 x 2.5)

A range of wall and base units, wood effect laminate worktops, integrated electric oven and four ring electric hob, plumbing for washing machine and space for fridge freezer, stainless steel single drainer sink with mixer tap, electric wall heater and laminate flooring.

Reception room

15'1" x 10'2" (4.6 x 3.1)

UPVC double glazed window, electric wall heater, laminate flooring.

Cloakroom

Low level dual flush WC, wall mounted wash basin with mixer tap, heated towel rail and laminate flooring.

Storage cupboard

Bedroom

12'5" x 7'10" (3.8 x 2.4)

Wooden double glazed velux window, door to en-suite, electric wall heater and laminate flooring

En-suite

8'2" x 3'3" (2.5 x 1.0)

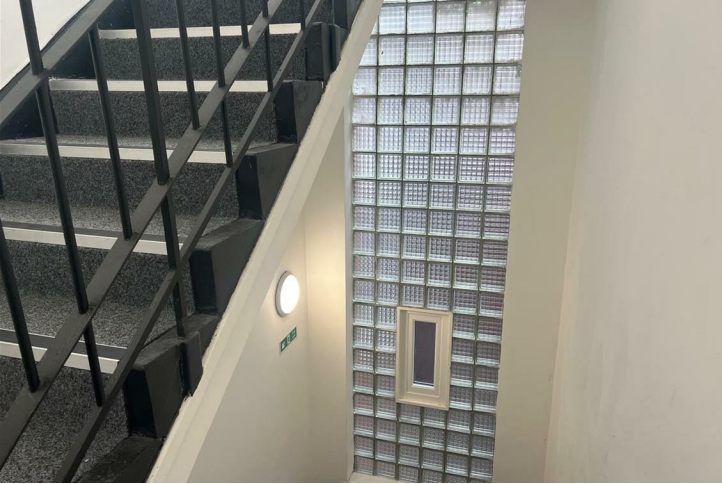
Shower cubicle with electric feed shower, wall mounted wash basin with mixer tap, low level dual flush WC, heated towel rail, partially tiled elevations and tiled flooring.

External

Reduced cost parking available to rear of the property subject to availability.

Agents Notes

Council Tax Band A



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