

## Ground Floor

Approx. 692.6 sq. feet



Total area: approx. 692.6 sq. feet

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.



## Great Gates Road, Rochdale, OL11 2DF

### £80,000

SOLD WITH A TENANT IN SITU

If you are looking for a bright two-bedroom maisonette, then look no further. This property is being sold with a tenant in situ, making it the perfect rental investment already set up. Located in a quiet area of Rochdale. The property boasts a spacious living room, a bright fitted kitchen, two double bedrooms, a three-piece bathroom suite and a good-sized rear garden. Situated close to local amenities, near well-regarded schools and close to major commuter routes towards Bury, Rawtenstall and Manchester.

The property comprises briefly, to the first floor; entrance to a welcoming entrance hallway which has doors providing access to the spacious living room, two double bedrooms, a three piece bathroom suite and a storage cupboard. The living room has a door providing access to the kitchen. The kitchen is fitted with wall and base units and has a door leading to the lean to. The lean to has a stable door providing access to the rear garden.

Externally, To the front of the property there is a communal enclosed lawn garden. To the rear of the property there is a shared access lawn garden.

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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£80,000



- Tenant In Situ
- Leasehold Property
- On Road Parking
- EPC To Be Confirmed
- Laid To Lawn Garden
- Two Bedrooms
- Council Tax Band A
- Amazing Rental Investment
- Nearby Amenities

## Ground Floor

### Hall

17'09 x 2'11 (5.41m x 0.89m)

Central heating radiator, coving, doors to living room, two bedrooms, bathroom, storage cupboard.

### Bedroom One

13'03 x 9'11 (4.04m x 3.02m)

UPVC double glazed window, central heating radiator, wood effect floor.

### Bedroom Two

13'03 x 10'01 (4.04m x 3.07m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect floor.

### Bathroom

6'03 x 5'05 (1.91m x 1.65m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps, part tiled elevations, laminate floor, extractor fan, overhead electric feed shower.

### Living Room

13'07 x 12'04 (4.14m x 3.76m )

UPVC double glazed window, central heating radiator, coving, television point, wood effect floor, door to kitchen.

### Kitchen

11'10 x 9'01 (3.61m x 2.77m)

UPVC double glazed window, central heating radiator, white wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, oven, four ring electric hob, extractor hood, part tiled elevations, space for fridge/freezer, plumbing for dishwasher, tiled floor, UPVC double glazed stable door to lean-to.

### Lean-To

5'10 x 4'06 (1.78m x 1.37m )

Tiled floor, composite stable door to rear garden.

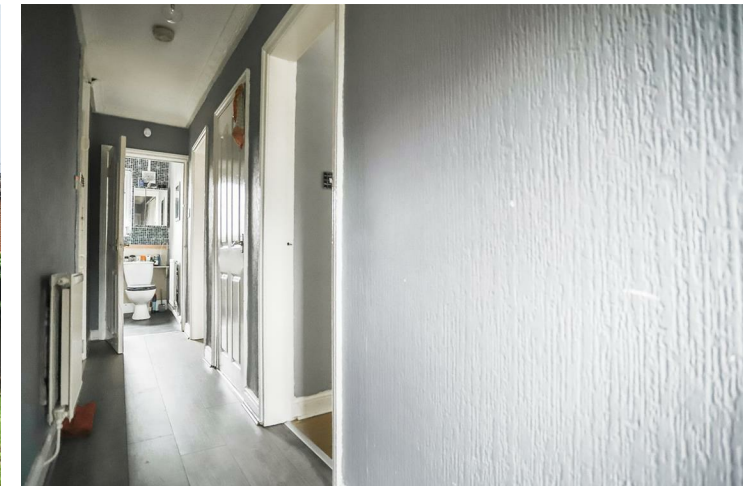
### Externally

#### Rear

Enclosed lawn garden.

#### Front

Enclosed lawn garden.



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