



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) A			88
(81-91) B			
(69-80) C		65	
(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.

Halifax Road, Rochdale, OL12 9PY

Offers Over £150,000

A SUPERB THREE-BEDROOM HOME WITH GREAT POTENTIAL

Nestled in the heart of a popular area on the outskirts of Rochdale, this three-bedroom, terraced home is being welcomed to the property market. Ideally suited for a small family looking for a property they can put their personal stamp on to make it their dream home. The property offers good access to local amenities and schools and commuter access into Manchester, Bury and Oldham.

The property briefly comprises; entrance into the hallway which provides access to a reception room, kitchen and stairs to the first floor. The kitchen contains access to the rear exterior. The first floor has three bedrooms and a bathroom. The rear exterior is an enclosed yard with paved patio.

For further information or to arrange a viewing, please contact our team at your earliest convenience.

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Offers Over £150,000

 3  1  1  D

- Leasehold Property
- Council Tax Band B
- EPC Rated D
- Spacious Rear Patio Yard
- Three Bedrooms
- On Road Parking
- Fitted Kitchen
- Well Located
- Quality Fixtures

Ground Floor

Hall

17'3 x 4'10 (5.26m x 1.47m)

Central heating radiator, wood effect floor, door to reception room, kitchen, stairs to the first floor.

Reception Room One

15'9 x 12'10 (4.80m x 3.91m)

Two hardwood double glazed windows, central heating radiator, ceiling rose, exposed beams, exposed chimney breast, wood effect floor, open to kitchen.

Kitchen

18'1 x 14'8 (5.51m x 4.47m)

Two hardwood double glazed windows, central heating radiator, mix of wall and base units, space for oven, space for fridge/freezer, plumbing for washing machine, ceramic sink with drainer and mixer taps, part tiled wood worktops, coving, exposed beams, wood effect floor, door to rear.

First Floor

Landing

8'10 x 6'4 (2.69m x 1.93m)

Smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom Three

10'7 x 6'2 (3.23m x 1.88m)

Two hardwood double glazed windows, central heating radiator, wood effect floor.

Bedroom One

15'6 x 11'3 (4.72m x 3.43m)

Four hardwood double glazed windows, central heating radiator.

Bedroom Two

14'10 x 11'6 (4.52m x 3.51m)

Four hardwood double glazed windows, central heating radiator, wood effect floor.

Bathroom

11'11 x 6'2 (3.63m x 1.88m)

Two hardwood double glazed windows, central heating radiator, pedestal wash basin with traditional taps, dual flush WC, direct feed WC, panelled bath with direct feed shower, part tiled, wood effect floor.

Externally

Enclosed yard.

