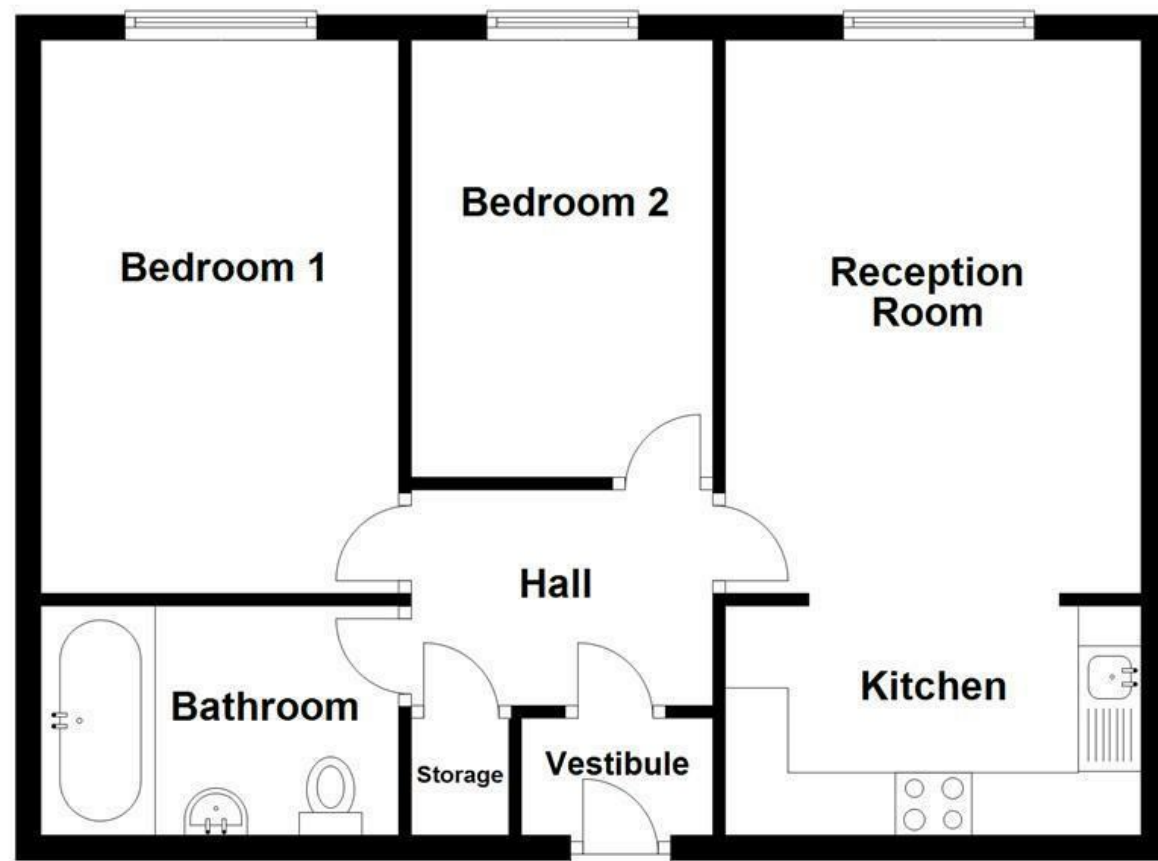
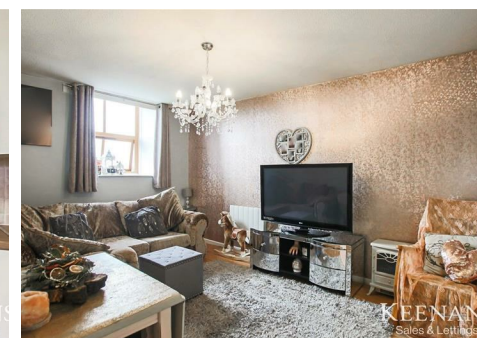


Ground Floor



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			
(81-91) B			
(69-80) C			
(55-68) D		60	70
(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.

Red Lumb, Rochdale, OL12 7TX

£135,000

A DECEPTIVELY SPACIOUS TWO BEDROOM APARTMENT WITH STUNNING VIEWS

We are proud to present this fantastic two bedroom apartment to the market in Norden. Featuring neutral decoration, spacious rooms, ample storage, modern fixtures and fittings and an open plan living kitchen area this property should not be missed! Perfect for a couple or small family looking to put their own stamp on this amazing opportunity.

Comprising briefly; entrance via the vestibule to a spacious hallway. The hallway gives access to the bathroom, two double bedrooms and a spacious reception room. The reception room is open to the contemporary style kitchen. Externally, there is a communal laid to lawn garden and a designated parking space for each apartment.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Red Lumb, Rochdale, OL12 7TX

£135,000



- Immaculate Apartment
- Open Plan Living
- Allocated Parking
- EPC Rating D
- Two Double Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Three Piece Bathroom
- Communal Garden
- Council Tax Band B

Entrance

Communal hallway leading to vestibule.

Vestibule

3'10 x 3'1 (1.17m x 0.94m)

Wood effect flooring and door to hall.

Hall

6'11 x 6'3 (2.11m x 1.91m)

Smoke detector, wood effect laminate flooring, doors leading to reception room, two bedrooms, bathroom and storage cupboard.

Reception Room

14'6 x 10'11 (4.42m x 3.33m)

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring and open to kitchen.

Kitchen

10 x 6 (3.05m x 1.83m)

Range of gloss wall and base units, wood effect worktops, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, tiled splashbacks, integrated microwave, plumbing for washing machine, space for fridge freezer and tiled flooring.

Bedroom One

14'8 x 9'4 (4.47m x 2.84m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'3 x 7'10 (3.43m x 2.39m)

UPVC double glazed window and central heating radiator.

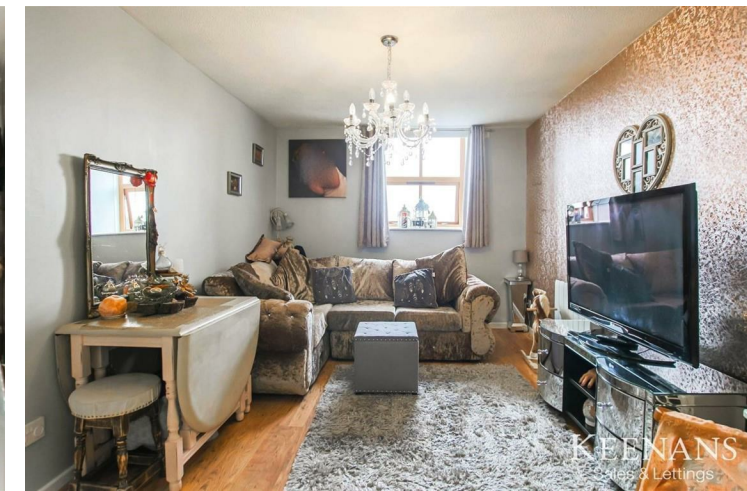
Bathroom

9'3 x 6 (2.82m x 1.83m)

Central heated towel rail, low base WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations, wood effect flooring and storage cupboard.

Exterior

Communal laid to lawn garden and allocated parking.



Tel: 01706396140

www.keenans-estateagents.co.uk