

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		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

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.

## New Barn Lane, Rochdale, OL11 1TD Offers In The Region Of £150,000

FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

Keenans are bringing to the market this deceptively spacious end terrace home in a popular area of Rochdale. Boasting bright interiors with a fitted kitchen, two spacious reception rooms, two generously sized bedrooms and a three piece bathroom, as well as benefiting from a large cellar space with three separate storage rooms. This property would be perfect for a first time buyer or investor looking to expand their portfolio. The property is situated just a short distance to local amenities, close to well regarded schools and has easy access to major commuter routes to Ramsbottom, Rawtenstall and Manchester.

The property comprises briefly, entrance via the vestibule which has a door to the first reception room and door to a welcoming hallway. The hallway leads through to the second reception room and houses the staircase to the first floor. The second reception room has access down to the cellar and a door to the kitchen which has a door out to the rear yard. The first floor landing comprises of doors on to two bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed yard with outside WC.

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 @keenansestateagents

# New Barn Lane, Rochdale, OL11 1TD

## Offers In The Region Of £150,000

 **2**  **1**  **2**  **D**

- Tenure Leasehold
- On Street Parking
- Large Cellar Space
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Two Bedroom End Terraced Property
- Enclosed Rear Yard With Outside WC
- EPC Rating D
- Ideal First Time Buy Or Investment Opportunity
- Easy Access To Major Commuter routes

### Ground Floor

#### Entrance

Via a composite door to vestibule.

#### Vestibule

4'9 x 2'9 (1.45m x 0.84m)

Coving, wood effect floor, door to hallway and door to reception room one.

#### Hallway

8'2 x 4'10 (2.49m x 1.47m)

Door to reception room two and stairs to first floor.

#### Reception Room One

11'9 x 9'11 (3.58m x 3.02m)

UPVC double glazed window, central heating radiator and television point.

#### Reception Room Two

17'10 x 10'7 (5.44m x 3.23m)

UPVC double glazed window, central heating radiator, television point, door to kitchen and door to cellar.

#### Kitchen

13'1 x 7'4 (3.99m x 2.24m)

UPVC double glazed window, UPVC door to rear, range of wall and base units, granite worktops, Kenwood oven, five ring gas hob, tiled splash back, extractor hood, stainless steel and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, tiled elevation tiled flooring and boiler.

### First Floor

#### Landing

Loft access, doors to two bedrooms and bathroom.

#### Bedroom One

14' x 12' (4.27m x 3.66m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'10 x 5'8 (3.61m x 1.73m)

UPVC double glazed window, central heating radiator and coving.

#### Bathroom

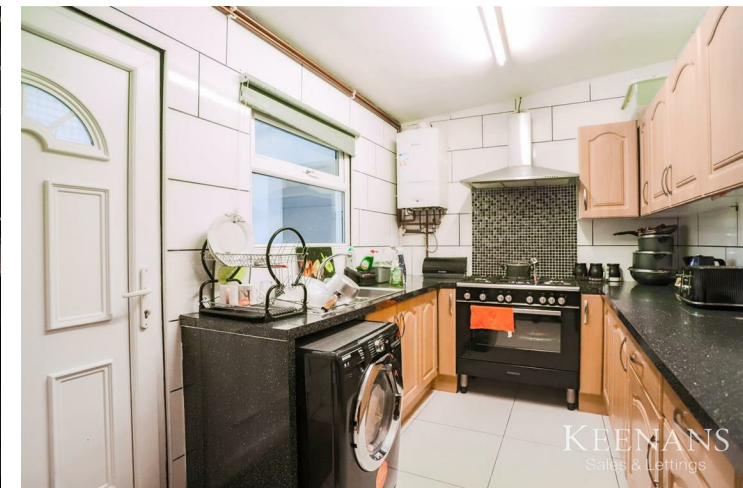
10'10 x 4'1 (3.30m x 1.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, wood panelled bath with mixer tap and rinse head, tiled elevation and laminate flooring.

### External

#### Rear

Enclosed yard and outside WC.



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