



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		73	
(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	

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Martin Lane, Rochdale, OL12 7NU

£165,000

BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE HOME

This two bedroom family home is being proudly welcomed to the market in the sought after area of Rochdale. The property boasts a contemporary fitted kitchen/dining area, newly fitted bathroom and two double bedrooms. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move straight into.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the kitchen/dining area and stairs to the first floor. The kitchen leads through to the reception room and out to the rear. To the first floor is a landing to two bedrooms and a family bathroom. Externally, to the rear is an enclosed garden with artificial lawn and paved patio.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Martin Lane, Rochdale, OL12 7NU

£165,000



- Immaculate End Terrace Property
- Contemporary Fitted Kitchen
- Gardens to Front and Rear
- EPC Rating C
- Two Bedrooms
- Neutral Decoration
- Tenure Freehold
- Three Piece Bathroom
- Perfect First Home
- Council Tax Band A

Entrance Hall

12'6 x 6'11 (3.81m x 2.11m)

UPVC double glazed front door, central heating radiator, laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen

20'5 x 9'8 (6.22m x 2.95m)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, plumbing for washing machine, laminate flooring, open to dining area, door to reception room and door to rear.

Reception Room

13 x 9'11 (3.96m x 3.02m)

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

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

13 x 9'10 (3.96m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'5 x 11'1 (4.09m x 3.38m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 6'5 (1.96m x 1.96m)

UPVC double glazed frosted window, central heating radiator, panel bath with overhead direct feed shower and rinse head, vanity top wash basin with mixer tap, part tiled elevations and laminate flooring.

Exterior

Rear

Enclosed yard with artificial lawn and paving.

Front

Laid to lawn garden and gravel chippings.



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