



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	61	78
(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.

## Manchester Road, Rochdale, OL11 2TL

### £130,000

A PERFECT INVESTMENT OPPORTUNITY - WITH NO CHAIN DELAY!

This two-bedroom property is being welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. The property is ideally suited to a rental investor looking to put their personal stamp on for a long term investment.

Comprising briefly, to the ground floor; entrance into the reception room which is open to the second reception room which has stairs to the first floor and a door to the kitchen. To the first floor is a landing to two double bedrooms and a bathroom. Externally to the rear is a courtyard.

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

# Manchester Road, Rochdale, OL11 2TL

£130,000



- Tenure Freehold
- On Street Parking
- Ideal Investment Opportunity
- Close Proximity To Major Commuter Routes
- Council Tax Band A
- Two Double Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating D
- No Chain Delay
- Easy Access To Local Amenities

## Ground Floor

### Entrance

Via a hard wood door to reception room one.

### Reception Room One

14'2 x 11'7 (4.32m x 3.53m)

UPVC double glazed window, central heating radiator and open to reception room two.

### Reception Room Two

16'3 x 14'2 (4.95m x 4.32m)

UPVC double glazed window, central heating radiator, door to kitchen and stairs to first floor.

### Kitchen

8'1 x 7'1 (2.46m x 2.16m)

UPVC double glazed window, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, part tiled elevation, tiled effect flooring and door to rear.

## First Floor

### Landing

Doors to two bedrooms and bathroom.

### Bedroom One

14'4 x 12'1 (4.37m x 3.68m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

16'2 x 8'10 (4.93m x 2.69m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'10 x 4'9 (2.39m x 1.45m)

UPVC double glazed frosted window, central heating radiator, panel bath with electric feed shower, pedestal wash basin, dual flush WC, part tiled elevation and tiled effect flooring.

## External

### Rear

Enclosed rear courtyard.

