



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			
(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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Bury Road, Rochdale, OL11 4EB

£125,000

THE PERFECT INVESTMENT OR FIRST TIME BUYERS OPPORTUNITY

This two bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a rental investor or first time buyer looking to put their personal stamp on a long term home. The property boasts spacious interiors and original features throughout.

Comprising briefly, to the ground floor; entrance via the hallway which has a door to the main reception room and the second reception room as well as the stairs to the first floor. The second reception room provides access to the kitchen which has stairs to the cellar and the rear. To the first floor is a landing to two spacious bedrooms and a family bathroom. Externally, to the rear is an enclosed rear courtyard with a gate to a shared access road.

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

Bury Road, Rochdale, OL11 4EB

£125,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'4 x 3'9 (1.32m x 1.14m)

Front entrance door and door to the hallway.

Hallway

12'5 x 4'2 (3.78m x 1.27m)

Electric heater, coving, stairs to the first floor and doors to two reception rooms.

Reception Room One

12'11 x 12'4 (3.94m x 3.76m)

Hardwood double glazed window, feature fireplace surround, picture rail and coving.

Reception Room Two

14'1 x 13'4 (4.29m x 4.06m)

Hardwood double glazed window, electric heater, electric fire with decorative surround and mantel, alcove storage, dado rail, coving and door to the kitchen.

Kitchen

8' x 7'5 (2.44m x 2.26m)

Hardwood double glazed window, range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, space for cooker, plumbing for washing machine, tile effect flooring, door to stairs to the cellar and door to the rear.

Lower Ground Floor

Cellar

Used for storage.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

16'6 x 12'11 (5.03m x 3.94m)

Two UPVC double glazed windows and feature fireplace.

Bedroom Two

14'2 x 11'4 (4.32m x 3.45m)

UPVC double glazed window.

Bathroom

7'6 x 7'4 (2.29m x 2.24m)

Hardwood double glazed window, panelled bath with electric feed shower overhead, pedestal wash basin, water tank, tiled elevations and tile effect flooring.

External

Rear

Enclosed yard.



Tel: 01706396140

www.keenans-estateagents.co.uk