



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		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

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.

Mere Lane, Rochdale, OL11 3TD

£120,000

A PERFECT FIRST TIME BUYERS OPPORTUNITY

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 or first time buyer looking to put their personal stamp on for a long term investment.

Comprising briefly, to the ground floor; entrance via the hallway which has doors to the reception room and has stairs to the first floor. The reception room flows into the second reception room and into the kitchen with a door to the rear. To the first floor is a landing to two bedrooms and a bathroom. Externally, to the rear is an enclosed rear garden.

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

Mere Lane, Rochdale, OL11 3TD

£120,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Spacious Two Bedroom End Terraced Property
- Ideal Investment Opportunity Or First Time Buy
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Paved Rear Yard
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

4'5 x 3'4 (1.35m x 1.02m)

Stairs to first floor and door to reception room.

Reception Room One

15'3 x 14'1 (4.65m x 4.29m)

UPVC double glazed window, central heating radiator, gas fire with wooden mantle and door to reception room two.

Reception Room Two

12'5 x 9'11 (3.78m x 3.02m)

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

Kitchen

12'5 x 6'3 (3.78m x 1.91m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for oven, laminate effect flooring and door to rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

18'3 x 11'11 (5.56m x 3.63m)

UPVC double glazed window, central heating radiator and store cupboard.

Bedroom Two

12'9 x 8'7 (3.89m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

6' x 5'7 (1.83m x 1.70m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and over head direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation and laminate effect flooring.

External

Rear

Enclosed paved yard.



Tel: 01706396140

www.keenans-estateagents.co.uk