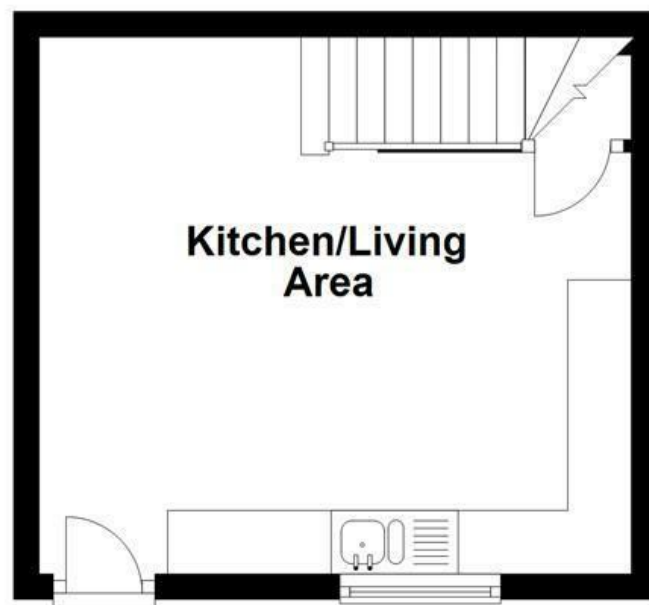
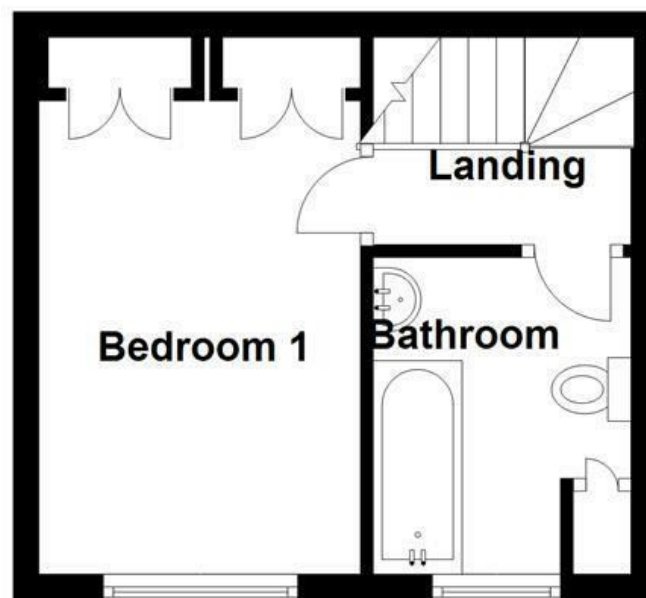


Ground Floor



First Floor



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			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.

## Athol Street, Rochdale, OL12 9BQ

### £80,000

A PERFECT INVESTMENT OPPORTUNITY - WITH NO CHAIN DELAY!

This one 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 kitchen with stairs to the first floor and a door down to the cellar. To the first floor is a landing to one bedroom and a bathroom. Externally, there is a laid to lawn garden with a flagged pathway to the entrance doorway.

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

# Athol Street, Rochdale, OL12 9BQ

£80,000



- Tenure Leasehold
- On Street Parking
- One Bedroom Enclosed Mid Terraced Property
- Close Proximity To Local Amenities
- Council Tax Band A
- No Chain Delay
- Laid To Lawn Garden With Paved Pathway To The Entrance Door
- EPC Rating E
- Ideal Investment Opportunity
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Via a UPVC double glazed door to kitchen and living area.

### Kitchen/Living Area

15'4 x 13'10 (4.67m x 4.22m)

UPVC double glazed window, central heating radiator, stairs to first floor, wall and base units, laminate work top, stainless steel one and a half sink with drainer and mixer tap, plumbed for washing machine, part tiled elevation and part laminate flooring.

## First Floor

### Landing

Doors to one bedroom and bathroom.

### Bedroom One

15'1 x 8'4 (4.60m x 2.54m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bathroom

8'9 x 6'6 (2.67m x 1.98m)

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

## External

### Front

Garden area.

