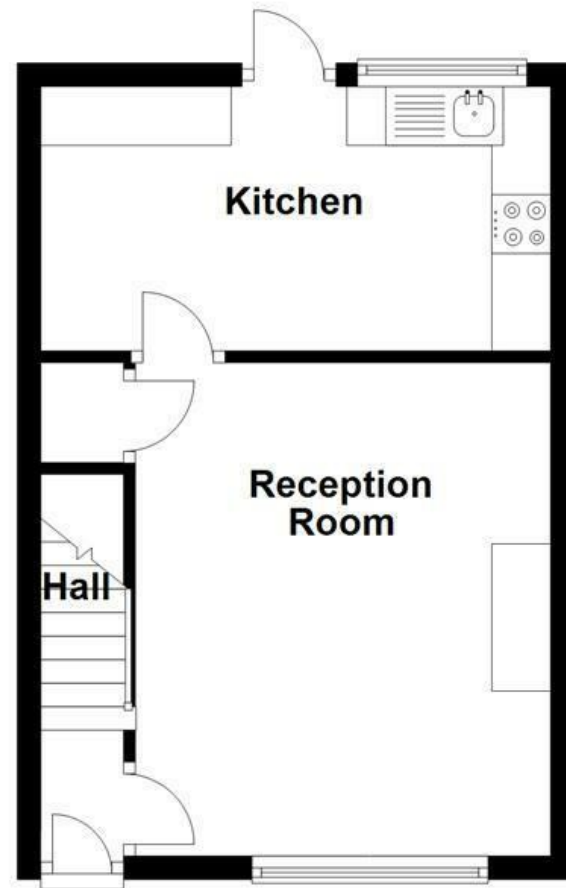
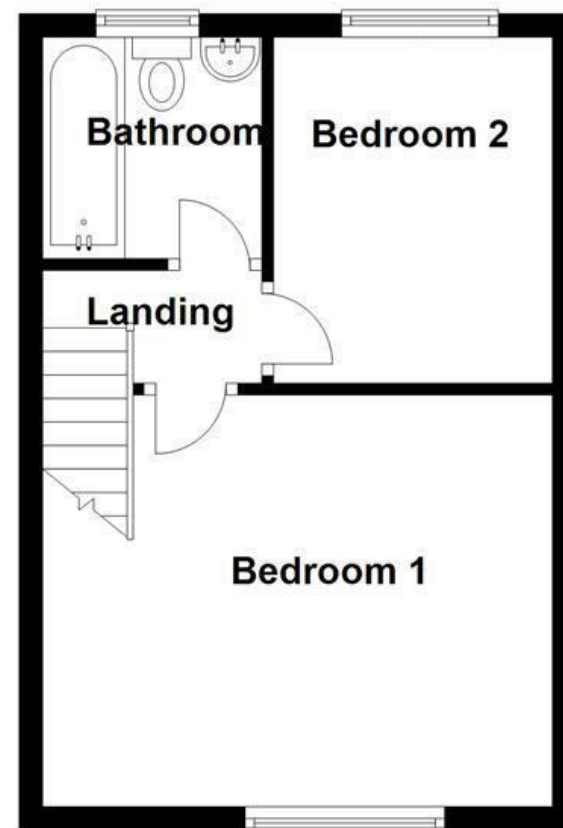


Ground Floor



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		87
(81-91) B		
(69-80) C	69	
(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		

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 4NG

£120,000

A PERFECT INVESTMENT OR 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 a long term home.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the reception room, which flows to the kitchen leading to the rear. To the first floor is a landing to two bedrooms and a family bathroom. Externally, to the rear is an enclosed rear yard with a gate to a shared access road.

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 4NG

£120,000

 **2**  **1**  **1**  **C**

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

Ground Floor

Entrance

UPVC door to hall.

Hall

4'5 x 3'8 (1.35m x 1.12m)

Door to reception room and stairs to first floor.

Reception Room

13'9 x 11'7 (4.19m x 3.53m)

UPVC double glazed window, central heating radiator, door to kitchen, gas fire with marble surround and wooden mantle.

Kitchen

13'4 x 7'4 (4.06m x 2.24m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven, four ring electric hob, extractor hood, part tiled elevation, laminate effect flooring and door to rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

14'2 x 12'4 (4.32m x 3.76m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'8 x 7'8 (2.95m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 6'1 (1.96m x 1.85m)

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

External

Rear

Enclosed yard.



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