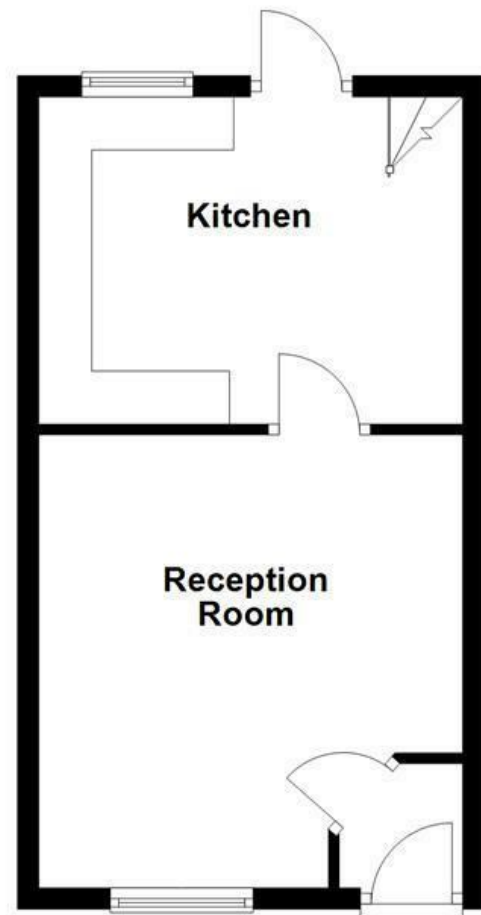
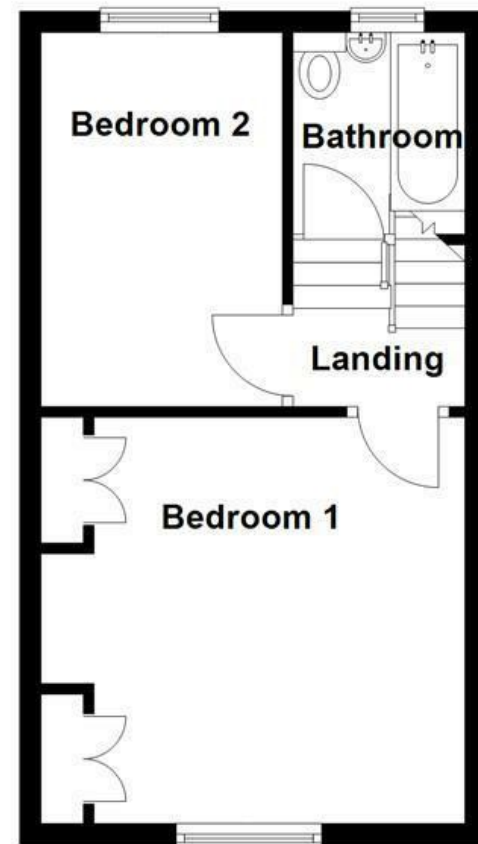


Ground Floor



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			88
(81-91) B			
(69-80) C		65	
(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.

## Pike Street, Rochdale, OL11 1PB

### Offers Over £125,000

Welcome to this charming mid-terrace property located on Pike Street in the heart of Rochdale. This delightful house boasts two cosy bedrooms, perfect for a small family or as a starter home for first-time buyers.

As you step inside, you are greeted by an inviting reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property also features a three-piece bathroom, ensuring convenience and comfort for your daily routines.

Whether you are looking to take your first step onto the property ladder or seeking a comfortable abode in a convenient location, this terraced house on Pike Street offers a wonderful opportunity to create a cosy and welcoming home. Don't miss out on the chance to make this property your own!



# Pike Street, Rochdale, OL11 1PB

## Offers Over £125,000



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

### Ground Floor

#### Entrance Vestibule

3'10 x 3'10 (1.17m x 1.17m)

UPVC entrance door, laminate flooring and door to the reception room.

#### Reception Room

14' x 13'6 (4.27m x 4.11m)

UPVC double glazed window, central heating radiator, radiant fire with stone surround, meter cupboard, laminate flooring and door to the kitchen.

#### Kitchen

13'1 x 10'1 (3.99m x 3.07m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, freestanding cooker, extractor hood, one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, boiler, laminate flooring, stairs to the first floor and UPVC double glazed door to the rear.

### First Floor

#### Landing

5'8 x 4'10 (1.73m x 1.47m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

#### Bedroom One

12'11 x 12'7 (3.94m x 3.84m)

UPVC double glazed window, radiant fire and fitted wardrobes.

#### Bedroom Two

11'6 x 8'3 (3.51m x 2.51m)

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

#### Bathroom

6'3 x 5'4 (1.91m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and vinyl flooring.

### External

#### Rear

Paved yard.

