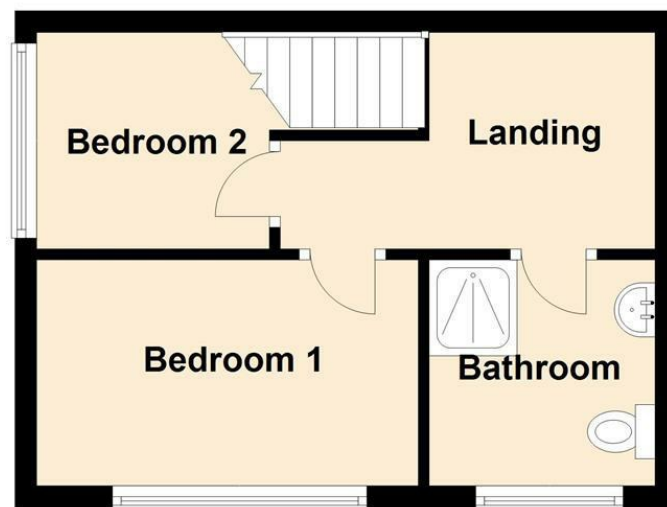


Ground Floor



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.



Percy Street, Rochdale, OL12 8HQ

Auction Guide £40,000

NEWLY REFURBISHED THROUGHOUT

To be sold via online auction - powered by The Auction Group

If you are looking for a ready made home that you can make your own, then look no further! This deceptively spacious two bedroomed end of terraced home is being offered to the market with NO CHAIN DELAY. The property has recently undergone full refurbishment throughout, including a brand new kitchen, modern bathroom and central heating system, this immaculate residence would be a perfect acquisition for a first time buyer or rental investor looking to add to or begin their portfolio. Based in the increasingly popular semi-rural village of Shawforth, surrounded by country walks and within reach of amenities, this is not one to be missed!

The property comprises briefly to the ground floor of; entrance via the spacious lounge, with stairs to the first floor and access to the gorgeous fitted kitchen, ample space for utilities and with the added bonus of a breakfast bar. To the first floor are two bedrooms and a modern three-piece shower room facility. Externally, the property has on street parking to Market Street and is surrounded by local greenery to the front and side elevations.

To be sold via Online Auction, via unconditional terms, completion strictly within 28 days

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	

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.

Percy Street, Rochdale, OL12 8HQ

Auction Guide £40,000



- Ideal First Time Buy
- Spacious Lounge
- Semi-Rural Location
- Tenure Leasehold
- No Chain Delay
- Modern Kitchen
- EPC Rating C
- Two Bedrooms
- Stunning Shower Room
- Council Tax Band A

Ground Floor

Lounge

14'4 x 14'4 (4.37m x 4.37m)

UPVC double glazed windows to front and side elevations, central light point, central heating radiator, stairs to the first floor and open access to kitchen.

Kitchen

15'4 x 6'5 (4.67m x 1.96m)

UPVC double glazed window to front elevation, central light point, central heating radiator, a range of floor and wall based units with complementary worktops, stainless steel sink with drainer and mixer tap, integrated oven with four ring electric hob, cupboard housing combination boiler, breakfast bar area.

First Floor

Landing

Central light point, central heating radiator, doors leading to two bedrooms and shower room.

Bedroom One

14'4 x 7'0 (4.37m x 2.13m)

UPVC double glazed window to front elevation, central light point and central heating radiator.

Bedroom Two

7'1 x 7'0 (2.16m x 2.13m)

UPVC double glazed window to side elevation, central light point and central heating radiator.

Shower Room

7'1 x 6'1 (2.16m x 1.85m)

UPVC double glazed window to front elevation, central light point, central heating radiator, a three-piece suite comprising of glass shower enclosure with overhead shower feed, pedestal wash basin and low level WC.

Exterior

Communal walkway to front elevation. On street parking on Market Street

