



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			91
(81-91) B		75	
(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.

Partington Street, Rochdale, OL11 3DL

£120,000

MID TERRACED PROPERTY BURSTING WITH POTENTIAL

Welcome to Partington Street, Rochdale - a charming location for this delightful mid-terraced house. This property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, this house offers a comfortable living space for a small family or professionals looking for a peaceful retreat.

The property features a three piece shower room, providing convenience and modern comfort. The enclosed yard to the front and rear of the house offers a private outdoor space where you can enjoy a morning coffee or unwind after a long day.

This house is not just a home; it's an ideal rental investment opportunity. Its prime location and desirable features make it a lucrative option for those looking to expand their property portfolio.

Don't miss out on the potential this mid-terraced property has to offer. Whether you're looking for a new home or an investment opportunity, this house on Partington Street could be the perfect fit for you. Contact our Rochdale branch today for more information or to arrange a viewing.

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£120,000



- Mid Terraced Property
- Spacious Interiors
- Enclosed Yard to Rear
- EPC Rating C
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Ideal Rental Investment
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'11" x 3'11" (1.19m x 1.19m)

UPVC double glazed frosted front door and door to reception room.

Reception Room

17'4" x 13'9" (5.29 x 4.21)

UPVC double glazed bay window, central heating radiator, electric fire with brick fireplace and double doors leading to kitchen.

Kitchen

8'9" x 13'6" (2.69 x 4.12)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel bowl and a half sink with mixer tap and drainer, integrated electric oven with four burner gas hob and extractor fan, space for fridge freezer, plumbing for washing machine, combi boiler, wood effect laminate flooring, UPVC double glazed door leading to rear and stairs to first floor.

First Floor

Landing

5'7" x 2'7" (1.72 x 0.80)

Doors leading to two bedrooms and family shower room.

Bedroom One

10'2" x 13'6" (3.11 x 4.12)

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

Bedroom Two

15'7" x 7'3" (4.77 x 2.23)

UPVC double glazed window and central heating radiator.

Shower Room

10'0" x 5'10" (3.05 x 1.79)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, PVC cladded ceiling, spotlights, loft access, fully tiled elevations and tiled flooring.

Rear

Enclosed yard with paved patio, bedding areas and gated access to off road parking.

Front

Enclosed paved courtyard.



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