



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			75
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.

## Wolseley Street, Rochdale, OL16 3RT

### Offers Over £170,000

A SPACIOUS THREE BEDROOM PROPERTY

This spacious three bedroom home is being proudly welcomed to the market in Rochdale. The property boasts two spacious reception rooms, an open plan fitted kitchen and conservatory, three generous sized bedrooms, a three piece bathroom suite and an enclosed rear yard. Situated conveniently close for accessing well regarded schools, is a short drive to local amenities, nearby bus routes and has great connections to major commuter routes. This property is a perfect home for a first time buyer.

The property comprises briefly; A welcoming entrance to the hallway which has a door providing access to the second reception room. The second reception room is open to the kitchen, has a door leading to the first reception room and has stairs leading to the first floor. The kitchen is open plan to the conservatory and the conservatory has doors leading to the rear garden. To the first floor, there is a landing with doors providing access to three good sized bedrooms and a three piece bathroom suite. Externally, to the rear of the property there is an enclosed garden with a gate to a shared access road.

Viewings can be arranged by calling our Rochdale team, at your earliest convenience.



# Wolseley Street, Rochdale, OL16 3RT

## Offers Over £170,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: A

### Ground Floor

#### Hall

14'04 x 3'09 (4.37m x 1.14m )  
UPVC double glazed entrance door and door to reception room two.

#### Reception Room One

14'03 x 11'04 (4.34m x 3.45m )  
UPVC double glazed window, central heating radiator, ceiling rose, dado rail television point and gas fire with stone surround.

#### Reception Room Two

14'09 x 12'01 (4.50m x 3.68m )  
Central heating radiator, stairs to first floor, opening to kitchen and door to reception room one.

#### Kitchen

12'10 x 10'02 (3.91m x 3.10m )  
Range of wall and base units with laminate worktops, composite one and a half bowl sink with draining board and mixer tap, space for cooker, integrated extractor hood, plumbing for washing machine, space for fridge freezer, tiled splashbacks, tiled flooring and open to conservatory.

#### Conservatory

16'08 x 10'01 (5.08m x 3.07m )  
UPVC double glazed windows, central heating radiator, boiler, tiled flooring, door to shower room and UPVC double glazed door to rear.

#### Shower Room

Direct feed shower.

### First Floor

#### Landing

8'02 x 6'05 (2.49m x 1.96m )  
Central heating radiator, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

13'05 x 10 (4.09m x 3.05m )  
UPVC double glazed window, central heating radiator and TV point.

#### Bedroom Two

13'04 x 8'05 (4.06m x 2.57m )  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'06 x 5'03 (3.20m x 1.60m )  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'03 x 6'01 (1.91m x 1.85m )  
UPVC double glazed frosted window, low basin WC, pedestal wash basin with traditional taps, panel bath with rinse head over, tiled elevations and laminate flooring.

### Loft Room

14'3 x 8'9 (4.34m x 2.67m)  
Two Velux windows and smoke alarm.

### External

#### Rear

Enclosed garden, paved patio, bedding areas, mature shrubs and gate to shared access road.

