



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		81
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Crown Street, Rochdale, OL16 5LH

### £120,000

AN IDEAL FIRST HOME OR RENTAL INVESTMENT

Welcome to Crown Street, Rochdale - a charming location for this delightful mid-terrace property! As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests.

This property boasts two lovely bedrooms, ideal for a small family or those in need of a guest room or home office. The three-piece bathroom suite ensures convenience and comfort for all residents.

One of the standout features of this house is the spacious cellar, offering ample storage space or the potential for conversion into a hobby room, home gym, or additional living area - the possibilities are endless! The property is simply bursting with potential, allowing you to unleash your creativity and transform it into your dream home.

Don't miss out on the opportunity to own this charming mid-terrace house in Rochdale. Whether you're a first-time buyer, a small family, or looking for a property with great potential, this house could be the perfect place to call home. Book a viewing today and let your imagination run wild with the possibilities this property has to offer!

# Crown Street, Rochdale, OL16 5LH

£120,000



- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom Suite
- Enclosed Yard to Rear
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'9 x 3'8 (1.14m x 1.12m)

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

### Reception Room

14'8 x 11'4 (4.47m x 3.45m )

UPVC double glazed window, central heating radiator, coving, television point, electric fire with wooden mantel and door to kitchen.

### Kitchen

14'8 x 11'6 (4.47m x 3.51m )

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, wood effect laminate flooring, stairs to lower ground floor, stairs to first floor and UPVC double glazed frosted door to rear.

## Lower Ground Floor

### Cellar

14'11 x 14'5 (4.55m x 4.39m)

UPVC double glazed window, power and lighting.

## First Floor

### Landing

7'10 x 5'7 (2.39m x 1.70m )

Smoke detector, doors leading to two bedrooms and bathroom.

### Bedroom One

14'8 x 11'3 (4.47m x 3.43m )

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'7 x 6'7 (3.53m x 2.01m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'10 x 5'5 (2.39m x 1.65m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations and laminate flooring.

## External

### Rear

Enclosed yard with paving and gate to shared access road.



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