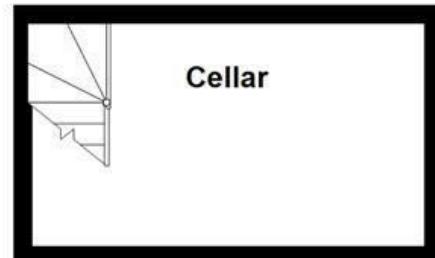
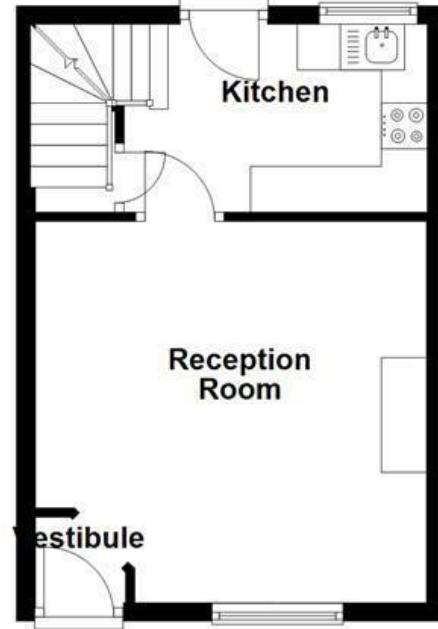


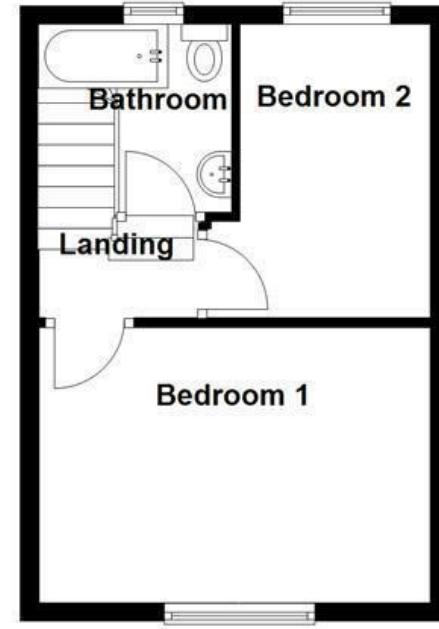
Basement



Ground Floor



First Floor



KEENANS
Sales & Lettings



John Street, Rochdale, OL16 2RG Offers Over £120,000

IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

Welcome to this charming mid-terrace house located on John Street in the area of Smallbridge, Rochdale. This property boasts two generously sized bedrooms, making it perfect for a small family or individuals looking for a bit of extra space.

As you step inside, you'll be greeted by a large reception room, ideal for entertaining guests or simply relaxing after a long day. The cellar offers a blank canvas for you to unleash your creativity and transform it into a space that suits your needs - perhaps a cosy home office or a playroom for the little ones.

The kitchen and bathroom have been recently refurbished, adding a modern touch to this traditional home. Whether you're looking for your first home or considering a rental investment, this property offers great potential.

Don't miss out on the opportunity to own this lovely mid-terrace house in a convenient location. Book a viewing today and envision the possibilities that this property holds for you!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	
(81-91) B		
(69-80) C	70	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

John Street, Rochdale, OL16 2RG

Offers Over £120,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band A
- Mid Terraced Property
- EPC Rating C
- Spacious Two Bedrooms
- Viewing Essential

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'3 x 3'1 (0.99m x 0.94m)

Open access to reception room.

Reception Room

14'1 x 13'8 (4.29m x 4.17m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring and door to kitchen.

Kitchen

11'8 x 6'9 (3.56m x 2.06m)

UPVC double glazed window, central heating radiator, range of white wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with four ring induction hob, new combi boiler (fitted Sept 24'), space for washing machine, part tiled elevation, wood effect flooring, UPVC double glazed door to rear, door leading to cellar and stairs to first floor.

Cellar

14'2 x 4' (4.32m x 1.22m)

First Floor

Landing

5'2 x 3'11 (1.57m x 1.19m)

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

Bedroom One

14'1 x 10'5 (4.29m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'7 x 8'5 (3.23m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom

8' x 6'8 (2.44m x 2.03m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with overhead electric feed shower and rinse head, part tiled and part PVC elevations, laminate flooring.

External

Rear

Paving to rear entrance door, stone chipped area and gate to shared access road.

