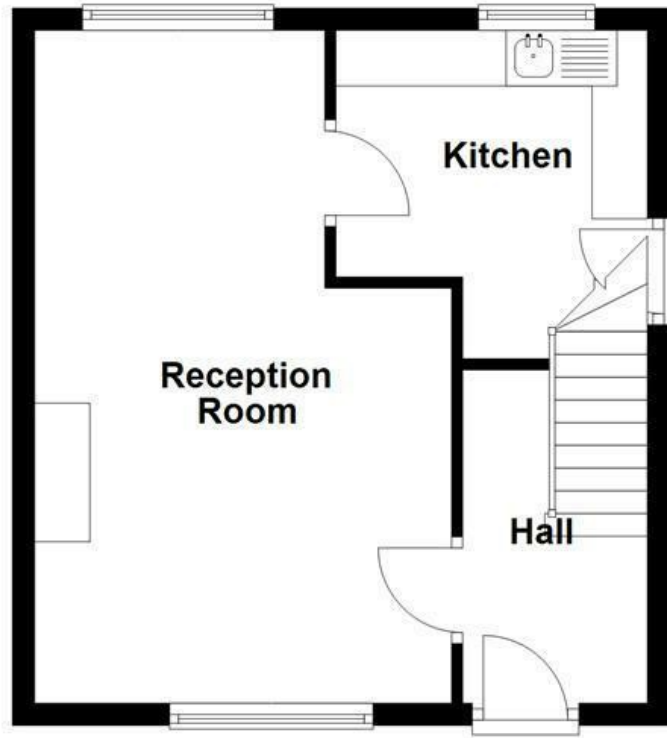


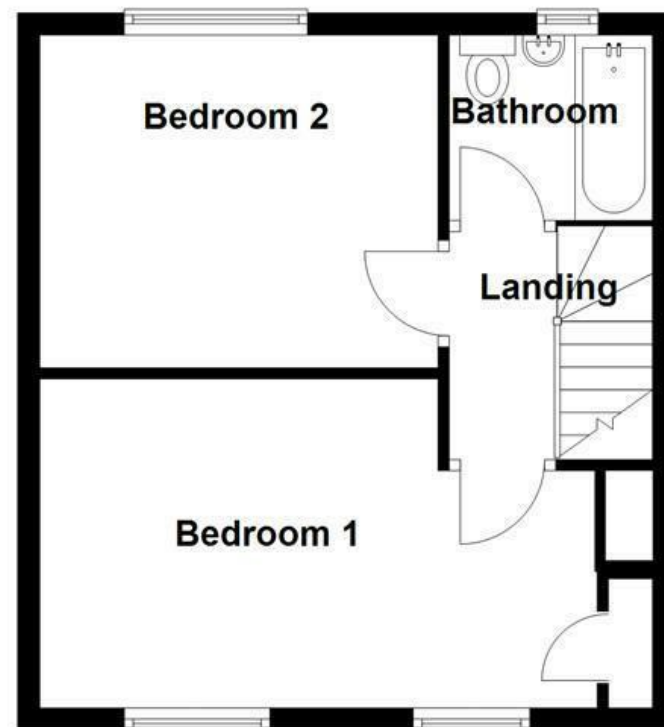
## Ground Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 67.1 sq. metres (722.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(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.

## Hartley Lane, Rochdale, OL11 2LP

### Offers Over £150,000

SPACIOUS SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Nestled on Hartley Lane in the charming town of Rochdale, this delightful two-bedroom semi-detached property is a renovator's dream come true. With a spacious reception room and three piece bathroom, this property offers a blank canvas for those with a flair for creative upgrades.

Step inside to discover a spacious reception room, perfect for hosting social gatherings or cosy family nights in. The property exudes potential, allowing you the freedom to tailor each space to your personal taste and style.

Outside, a decent-sized back garden awaits, providing ample space for outdoor activities or perhaps even a flourishing garden project. Imagine sipping your morning coffee in the tranquillity of your own green oasis.

Situated in a pleasant neighbourhood, this house presents a fantastic opportunity to craft your ideal home in a community that exudes warmth and charm. Don't miss out on the chance to turn this property into your own slice of paradise in the heart of Rochdale.

# Hartley Lane, Rochdale, OL11 2LP

## Offers Over £150,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating D
- Off Road Parking
- Two Bedrooms
- Semi Detached Property
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Investment opportunity
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed door to hall.

#### Hall

9'5 x 5'6 (2.87m x 1.68m)

Central heating radiator, stairs to first floor and door to reception room.

#### Reception Room

19'11 x 12'4 (6.07m x 3.76m)

Two UPVC double glazed windows, central heating radiator, electric fire with mantle and surround, television point, wood effect flooring and opening to kitchen.

#### Kitchen

9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring electric hob, tiled splash back and extractor hood, stainless steel sink and drainer, plumbing for washing machine, open to under stairs storage, space for fridge freezer, vinyl flooring and door to rear.

### First Floor

#### Landing

6'9 x 6'2 (2.06m x 1.88m)

UPVC double glazed window, loft access, doors to two bedrooms and bathroom.

#### Bedroom One

15' x 9'8 (4.57m x 2.95m)

Two UPVC double glazed windows, central heating radiator, television point and doors to over stairs storage.

#### Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)

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

#### Bathroom

6'2 x 5'6 (1.88m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, overhead electric feed shower, extractor fan and tiled elevation.

#### External

Enclosed laid to lawn garden.

#### Front

Laid to lawn garden.



Tel: 01706396140

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)