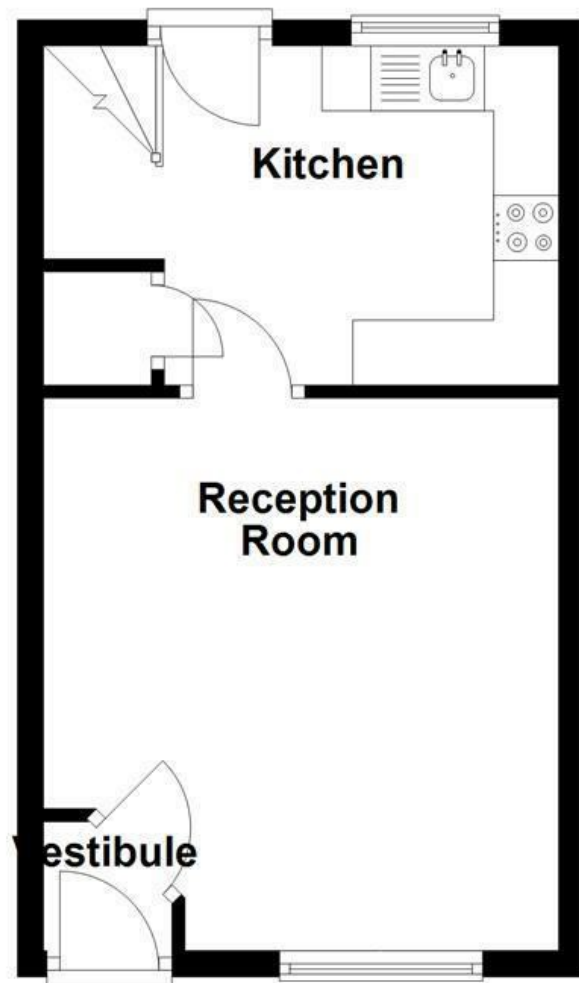
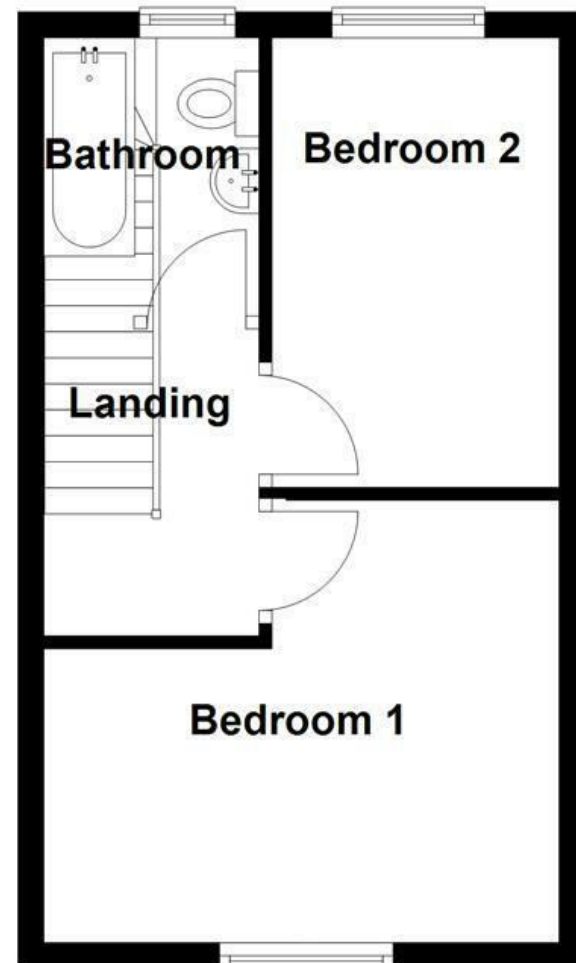


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Frances Street, Rochdale, OL16 2SA

£140,000

YOUR PERFECT FIRST HOME!

Nestled in the charming Frances Street of Rochdale, this delightful 2-bedroom terrace house is a gem waiting to be discovered. The well-maintained rear garden provides a serene retreat, ideal for those seeking a low-maintenance outdoor space to relax and unwind.

Step inside to find a modern kitchen that is fully equipped with everything you need for convenient cooking and dining. The layout of the house offers a cosy and comfortable living space in both bedrooms, perfect for a small family or a couple looking for their dream home.

This property is a fantastic choice for first-time buyers, with its welcoming design and practical layout. Situated in a friendly neighbourhood, it strikes the perfect balance between comfort and convenience, making it a wonderful place to call home.

Don't miss the opportunity to make this lovely house your own and experience the warmth and charm it has to offer.

Frances Street, Rochdale, OL16 2SA

£140,000

2 1 1 D

- Tenure Leasehold
 - On Street Parking
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Mid Terraced Property With Viewing essential
 - Ideal First Time Buy Ready To Move Into
- EPC Rating TBC
 - Two Spacious Bedrooms
 - Enclosed Ample Sized Rear Garden Space

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

3'3 x 3'3 (0.99m x 0.99m)

Tiled floor and door to reception room.

Reception Room

13'11 x 13' (4.24m x 3.96m)

UPVC double glazed leaded window, central heating radiator, coving, dado rail, television point and door to kitchen.

Kitchen

13' x 8'7 (3.96m x 2.62m)

UPVC double glazed leaded window, central heating radiator, range of white wall and base units with marble effect work top, under unit lighting, stainless steel sink and drainer with mixer tap, space for oven, tiled splash back and extractor hood, plumbed for washing machine, space for fridge freezer, access to combi boiler, tiled floor, stairs to first floor, door to storage cupboard and UPVC double glazed door to rear.

First Floor

Landing

7'9 x 5'7 (2.36m x 1.70m)

Central heating radiator, loft access, smoke alarm, dado rail, doors to two bedrooms and bathroom.

Bedroom One

13' x 10'8 (3.96m x 3.25m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Two

10'8 x 7'3 (3.25m x 2.21m)

UPVC double glazed leaded window and central heating radiator.

Bathroom

6'5 x 6'2 (1.96m x 1.88m)

UPVC double glazed frosted leaded window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed rainfall shower with rinse head, LED spotlights, tiled elevation and laminate flooring.

External

Rear

Paved patio, timber shed, outside tap and gate to shared access road.

