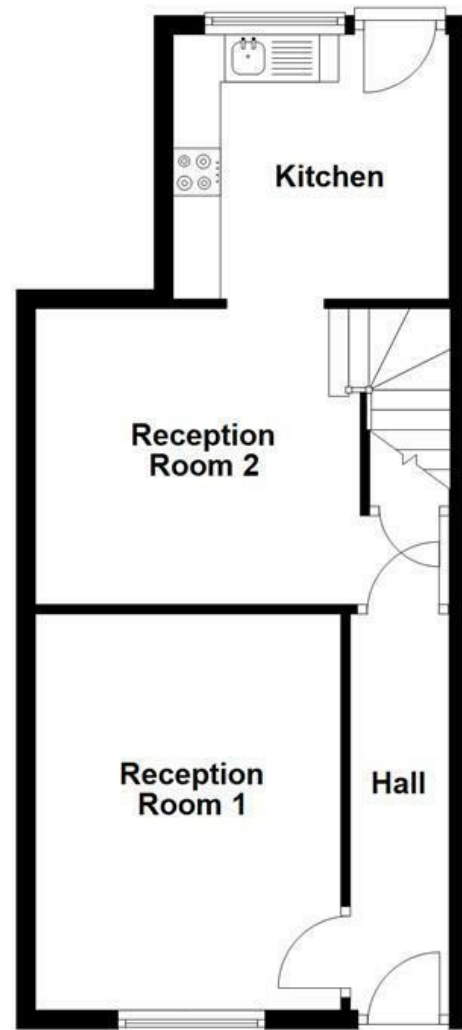
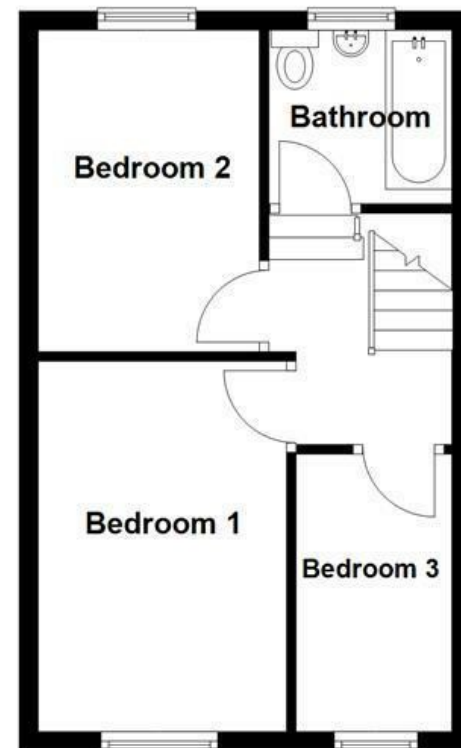


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Pomona Street, Rochdale, OL11 1PD

Offers Over £145,000

SPACIOUS FAMILY HOME READY TO MOVE INTO

Welcome to this enviable terraced property on Pomona Street, Rochdale! This spacious family home boasts a modern decor and appliances, perfect for those looking for a comfortable and stylish living space. With two reception rooms, three bedrooms, and a bathroom, this property offers ample space for a growing family or first time buyer ready to move into.

Situated on a quiet residential road, this house provides a peaceful retreat from the hustle and bustle of the city. The easy access to local amenities makes daily errands a breeze, ensuring convenience at your doorstep.

Whether you're a first-time buyer eager to step into the property market or someone looking to downsize to a more manageable home, this property offers a perfect blend of comfort, style, and practicality. Don't miss the opportunity to make this house your home sweet home in the heart of Rochdale!

Pomona Street, Rochdale, OL11 1PD

Offers Over £145,000



- Tenure Leasehold
- On Street parking
- Extended Contemporary Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network links
- Council Tax Band A
- Spacious Mid Terraced Property
- Ideal First Time Buy Or Home For Small Family Ready To Move Into
- EPC Rating D
- Three Bedrooms
- Enclosed Rear Yard With gate To Shared Access Road

Ground Floor

Enclosed paved yard with gate to shared access road.

Entrance

UPVC double glazed door to hall.

Hall

14' x 3'6 (4.27m x 1.07m)

Central heating radiator, doors to two reception rooms and laminate flooring.

Reception Room One

13'9 x 10'7 (4.19m x 3.23m)

UPVC double glazed window, central heating radiator, television point and laminate flooring.

Reception Room Two

14'4 x 10'1 (4.37m x 3.07m)

Central heating radiator, door to kitchen, under stairs storage, stairs to first floor and laminate flooring.

Kitchen

9'7 x 9'2 (2.92m x 2.79m)

UPVC double glazed window, Velux window, central heating radiator, loft access, LED spotlights, range of gloss wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with five ring gas hob, tiled splash back and extractor hood, plumbed for washing machine, space for fridge freezer, access to boiler, laminate flooring and UPVC door to rear.

First Floor

Landing

8'10 x 6'3 (2.69m x 1.91m)

Loft access, central heating radiator, doors to three bedrooms and bathroom.

Bedroom One

13'4 x 8'7 (4.06m x 2.62m)

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

Bedroom Two

11'2 x 7'8 (3.40m x 2.34m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'3 x 5'6 (3.12m x 1.68m)

UPVC double glazed window, central heating radiator and laminate flooring.

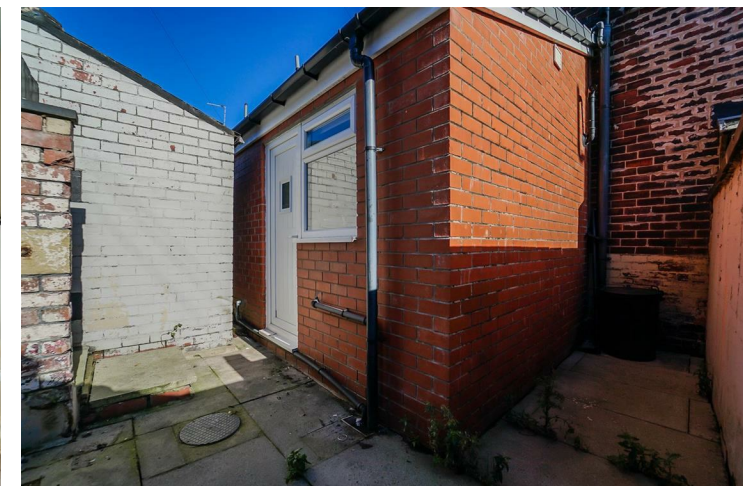
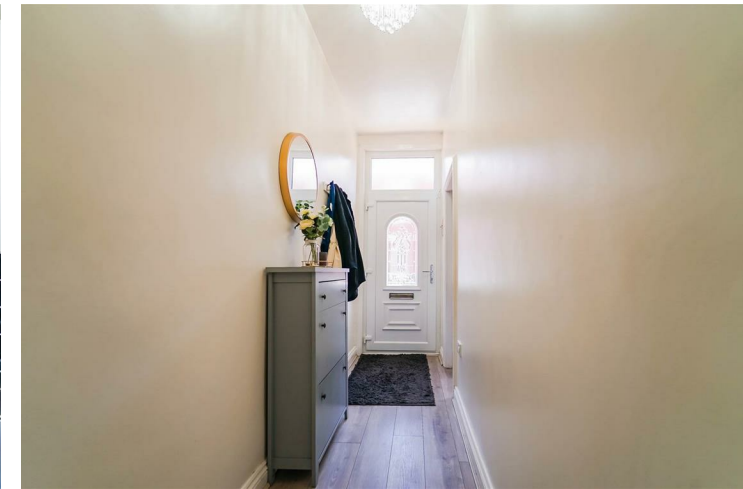
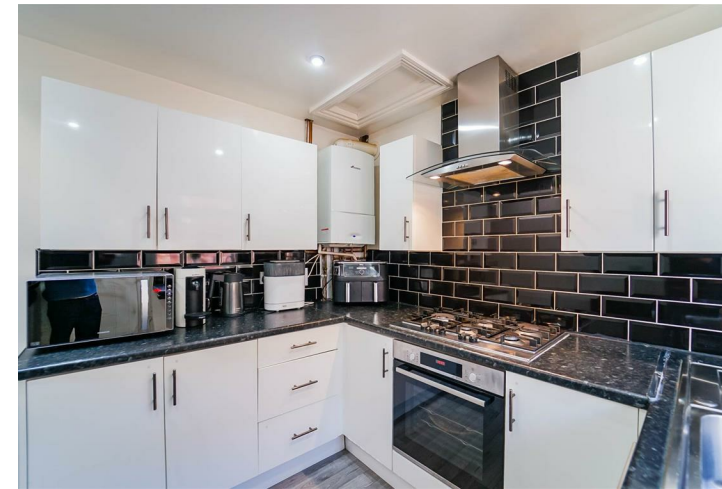
Bathroom

6' x 6' (1.83m x 1.83m)

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

External

Rear



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