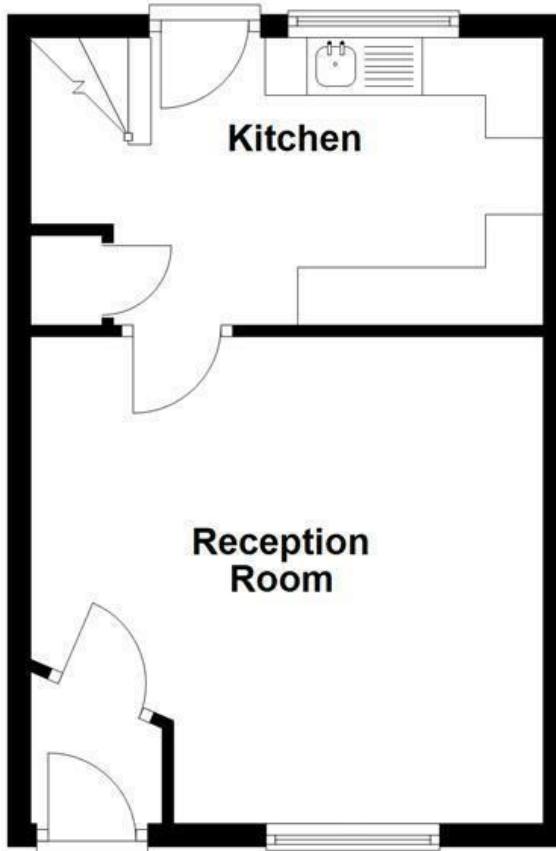
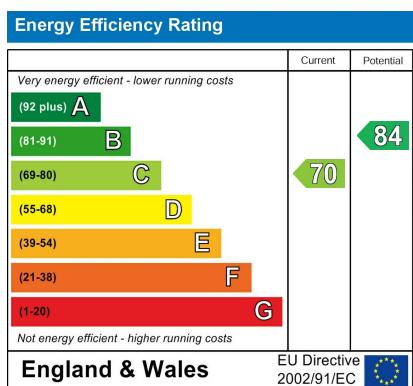
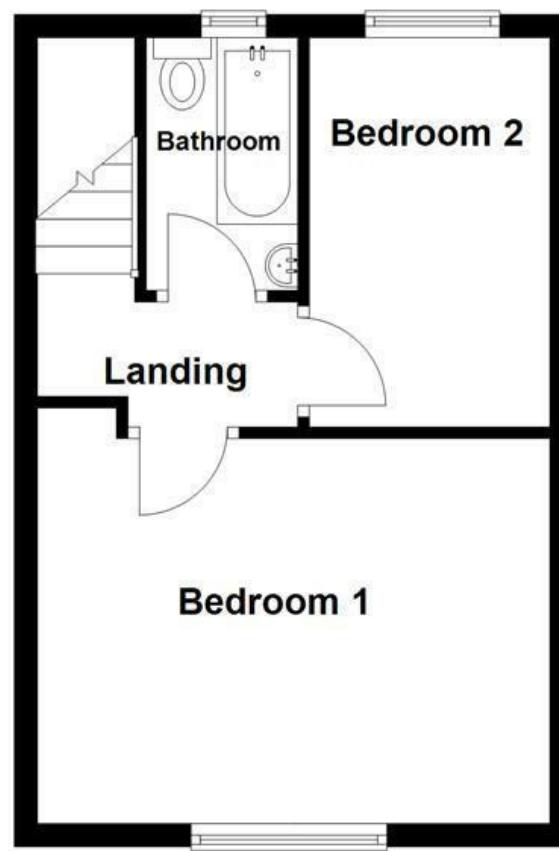


**Ground Floor**



**First Floor**



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.

**Crown Street, Rochdale, OL16 5LQ**

**£125,000**

**SPACIOUS FAMILY HOME**

Welcome to this charming house located on Crown Street in the picturesque town of Rochdale. This delightful property offers a perfect blend of comfort and style, making it an ideal choice for those seeking a new home. Situated in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life.

As you step inside, you are greeted by a warm and inviting atmosphere. The interior boasts spacious rooms filled with natural light, creating a bright and airy feel throughout. The well-appointed kitchen is perfect for whipping up delicious meals, while the cosy living room offers a relaxing space to unwind after a long day.

Upstairs, you will find comfortable bedrooms that are perfect for a good night's sleep. Additionally, the convenient location of Crown Street provides easy access to local amenities, schools, and transport links.

Don't miss the opportunity to make this house your new home. Whether you are looking to settle down or invest in a property with great potential, this house on Crown Street is sure to exceed your expectations. Book a viewing today and discover the endless possibilities that await you in this wonderful abode.

# Crown Street, Rochdale, OL16 5LQ

£125,000



▪

Terraced Property

▪ Fitted Kitchen

▪ On Street Parking

▪ EPC Rating: C

▪

Two Bedrooms

▪

Spacious Reception Room

▪

Leasehold

▪

Three Piece Bathroom

▪

Enclosed Rear Yard

▪

Council Tax Band: A

## Ground Floor

### Vestibule

4'5 x 3'9 (1.35m x 1.14m)

UPVC entrance door, wood effect flooring and door to reception room.

### Reception Room

14'7 x 13'10 (4.45m x 4.22m)

UPVC double glazed window, central heating radiator, TV point and door to kitchen.

### Kitchen

11'11 x 8'2 (3.63m x 2.49m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, tiled splash back, plumbing for washing machine, space for American style fridge freezer, laminate flooring, stairs to first floor and UPVC door to rear.

## First Floor

### Landing

7'4 x 3'2 (2.24m x 0.97m)

Doors to two bedrooms and bathroom.

### Bedroom One

14'8 x 10'11 (4.47m x 3.33m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'8 x 6'10 (3.25m x 2.08m)

UPVC double glazed window, central heating radiator and loft access.

### Bathroom

7'2 x 4'4 (2.18m x 1.32m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed shower over, extractor fan, part tiled elevation, part PVC clad elevation and tile effect flooring.

## External

### Rear

Enclosed yard, storage shed and gated access to rear street.

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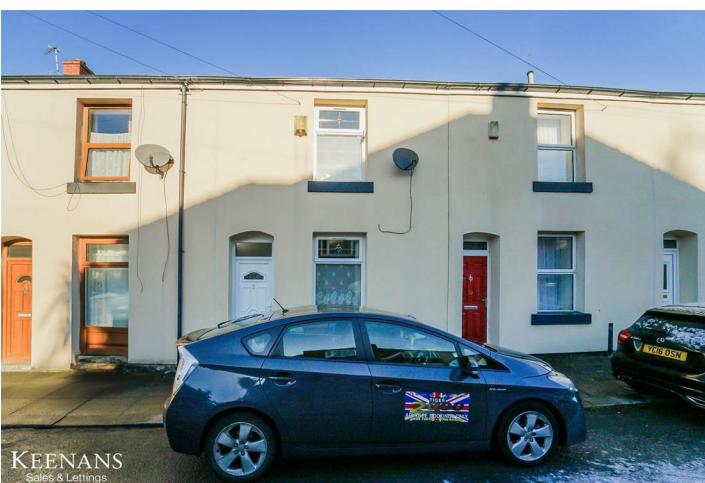
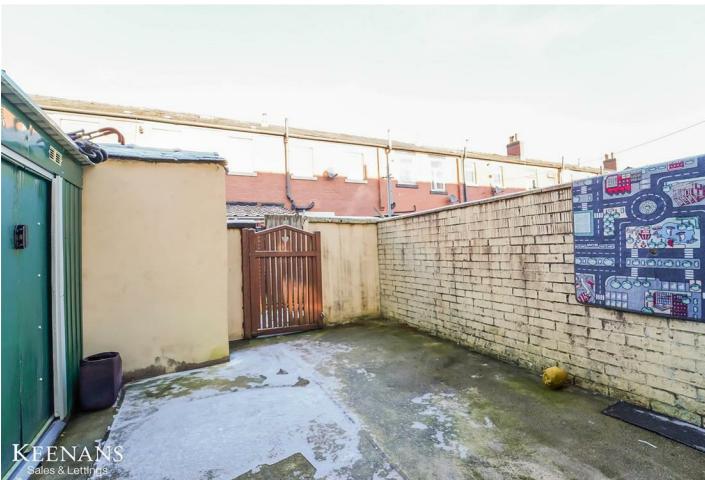
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