



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales	EU Directive 2002/91/EC	

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Well I'Th Lane, Rochdale, OL11 1BB

Offers Over £130,000

SPACIOUS TERRACED HOME

Welcome to this charming mid-terrace house located on Well I Th Lane in Rochdale. This spacious home offers a delightful blend of comfort and modern living, making it an ideal choice for families or professionals seeking a welcoming environment.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern decor throughout the property creates a warm and stylish atmosphere, while the well-appointed appliances in the kitchen ensure that cooking and dining experiences are both enjoyable and efficient.

The property features two generously sized bedrooms, perfect for restful nights and personal retreats. The bathroom is thoughtfully designed, catering to all your needs with contemporary fixtures and fittings.

Situated conveniently close to local amenities, this home offers easy access to shops, schools, and recreational facilities, making it a practical choice for everyday living. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community.

Do not miss the chance to make this lovely terraced house your new home.

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Offers Over £130,000

 **2**  **1**  **2**  **D**

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Mid Terraced Property
 - Abundance Of Space
- EPC Rating D
 - Two Double Bedrooms
 - Enclosed Ample Sized Rear Yard Space

Ground Floor Enclosed paved yard, outbuilding and gate to shared access road.

Entrance
UPVC double glazed door to vestibule.

Vestibule
3'8 x 2'9 (1.12m x 0.84m)
Door to reception room.

Reception Room
13'6 x 12'6 (4.11m x 3.81m)
UPVC double glazed window, central heating radiator, gas fire with wood mantle, marble surround and flag hearth, cornice coving, ceiling rose, television point, door to inner hall with stairs to first floor, open access to kitchen.

Kitchen/Dining Area
20'3 x 13' (6.17m x 3.96m)
Two UPVC double glazed windows, central heating radiator, radiant fire with decorative surround, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, breakfast bar, door to cellar, vinyl flooring and UPVC double glazed door to rear.

Lower Ground Floor

Cellar
15'2 x 13' (4.62m x 3.96m)

First Floor

Landing
6'10 x 3'4 (2.08m x 1.02m)
Doors to two bedrooms and bathroom.

Bedroom One
13' x 12'7 (3.96m x 3.84m)
UPVC double glazed window, central heating radiator and access to loft.

Bedroom Two
13'7 x 9'3 (4.14m x 2.82m)
UPVC double glazed window, central heating radiator and door to storage.

Bathroom
10' x 5'11 (3.05m x 1.80m)
UPVC double glazed frosted window, low flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead electric feed shower, tiled elevation and vinyl flooring.

Loft
Access to loft, Velux window and exposed beams.

External

Rear



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