



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
EU Directive 2002/91/EC		
England & Wales		

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.

Redcross Street, Rochdale, OL12 0NZ

Offers Over £135,000

AN IMPRESSIVE MID TERRACED PROPERTY

Offering spacious rooms throughout, neutral decoration and no chain delay, this fantastic two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Rochdale. Only a stones throw away from the ever popular town centre, this property is bursting with potential for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Oldham and major motorway links. With two living areas, two generously sized bedrooms and garden space to the front and the rear, this property is the perfect investment opportunity truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. Externally there is a yard to the rear and garden to the front with laid to lawn and paved areas.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Redcross Street, Rochdale, OL12 0NZ

Offers Over £135,000



- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Two Reception Rooms
 - Front Garden and Rear Yard
 - Council Tax Band: A

Ground Floor

Hall

14'3 x 3'1 (4.34m x 0.94m)
UPVC double glazed frosted entrance door, central heating radiator, coving, wood effect laminate flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

12'9 x 11'4 (3.89m x 3.45m)
UPVC double glazed bay window, central heating radiator, coving, wood effect laminate flooring.

Reception Room Two

15'2 x 14'11 (4.62m x 4.55m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, under stairs storage, wood effect laminate floor and hardwood single glazed frosted door to kitchen.

Kitchen

8'11 x 7'10 (2.72m x 2.39m)
UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated single electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

7'9 x 5'3 (2.36m x 1.60m)
Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

14'11 x 11'4 (4.55m x 3.45m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

16'9 x 6'11 (5.11m x 2.11m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

11' x 7'6 (3.35m x 2.29m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, three integrated linen cupboards, tiled elevation and wood effect lino flooring.

External

Front

Garden fronted, paving, bedding areas and mature shrubs.

Rear

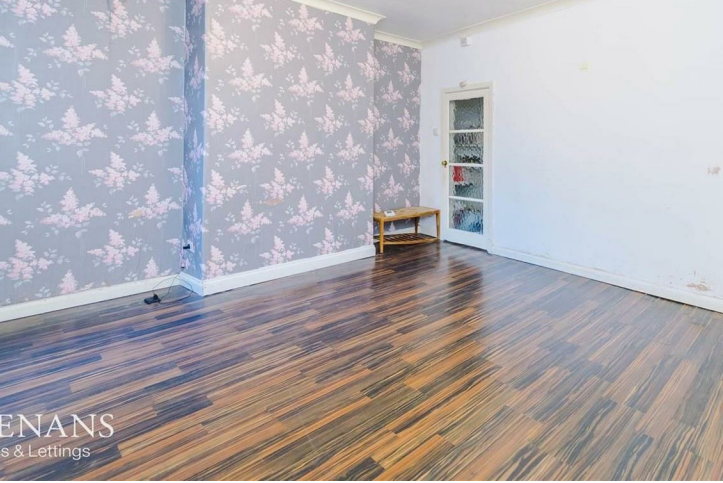
Yard with open access to rear street.

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