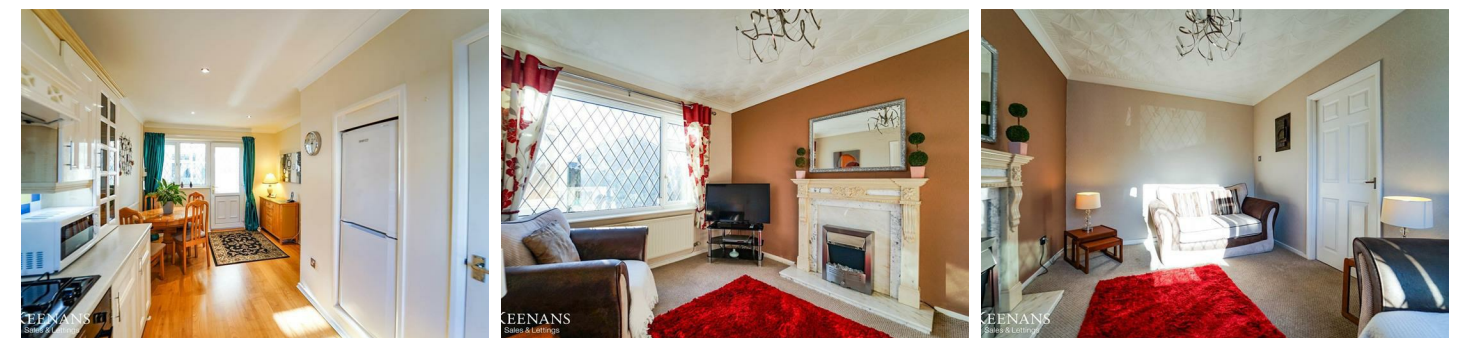
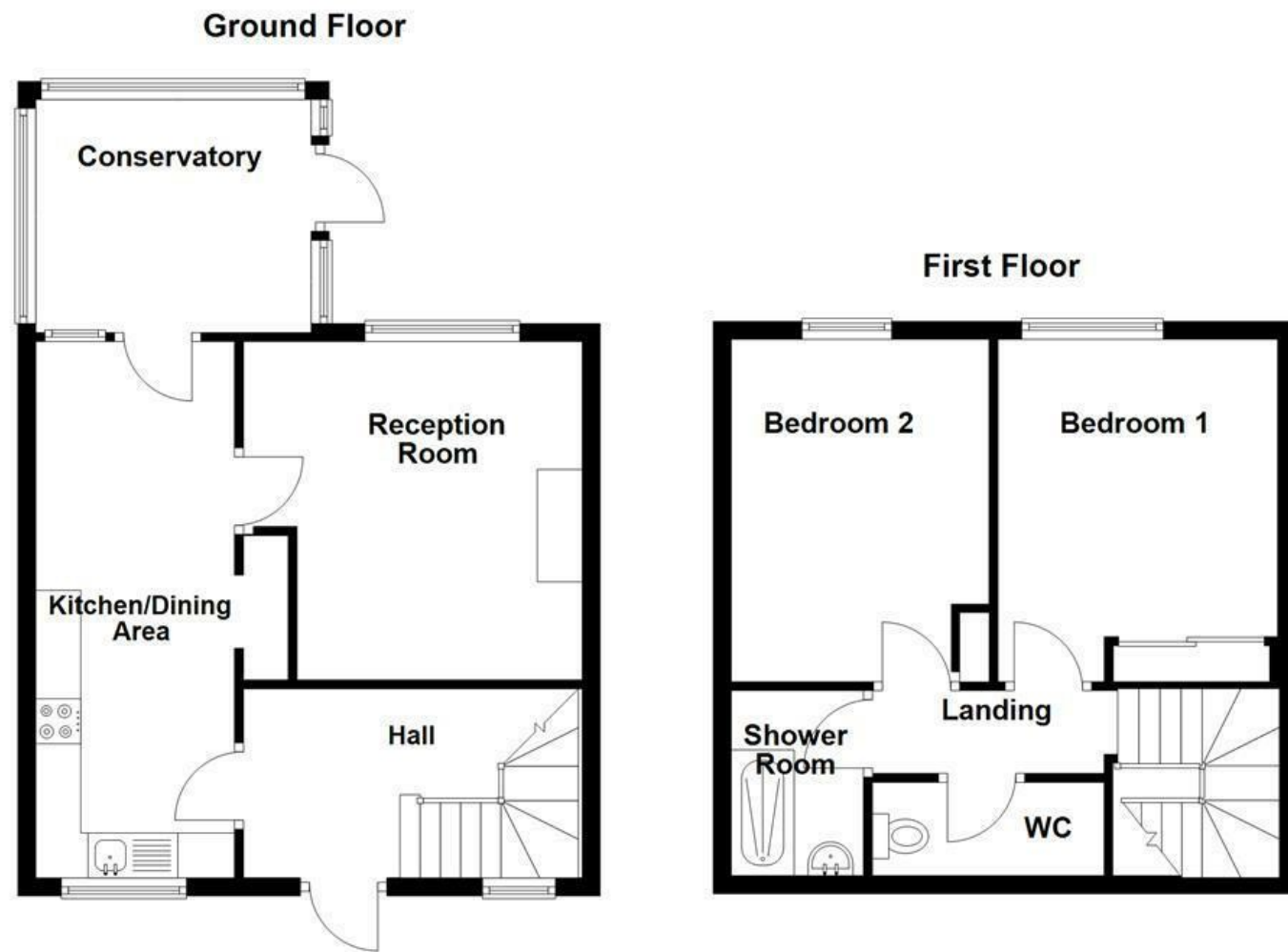




Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		82	
(81-91) B			
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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.

Meadow View, Rochdale, OL12 7PA

£150,000

EXCEPTIONAL END TERRACE FAMILY HOME

Welcome to this charming end terraced house located in the peaceful Meadow View area of Rochdale. This spacious end terraced home offers a delightful living experience, perfect for those looking to downsize or enjoy a tranquil lifestyle.

As you enter, you will find a well proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The property boasts two comfortable bedrooms, ensuring ample space for rest and privacy. The bathroom is conveniently located, catering to the needs of modern living.

Situated within a quiet estate, this home benefits from a serene environment while still being close to local amenities. Residents will appreciate the convenience of nearby shops, parks, and essential services, making daily life both easy and enjoyable.

This property presents an excellent opportunity for anyone seeking a lovely home in a desirable location. With its spacious layout and peaceful surroundings, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful house your new home.

Meadow View, Rochdale, OL12 7PA

£150,000

 **2**  **1**  **2**  **C**

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Modern Shower Room
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - End Terraced Property
 - Viewing Essential
- EPC Rating C
 - Two Generously Sized Bedrooms
 - Sought After Area

Ground Floor

Entrance

UPVC double glazed door with leaded window to hall.

Hall

12'5 x 6'11 (3.78m x 2.11m)

Central heating radiator, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

19'7 x 7'3 (5.97m x 2.21m)

UPVC double glazed leaded window, coving, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, LED spotlights, wood effect laminate flooring, doors to reception room and UPVC double glazed leaded door with UPVC double glazed leaded window leading to conservatory.

Reception Room

13'1 x 9'10 (3.99m x 3.00m)

UPVC double glazed leaded window, central heating radiator, electric fire with marble mantle and surround, television point.

Conservatory

9'7 x 8'6 (2.92m x 2.59m)

UPVC double glazed windows, central heating radiator, wood effect laminate flooring and UPVC double glazed door to rear garden.

First Floor

Landing

14'9 x 3' (4.50m x 0.91m)

UPVC double glazed frosted window, doors to two bedrooms, WC, shower room and storage.

Bedroom One

13'2 x 10' (4.01m x 3.05m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling fan light, fitted wardrobe and television point.

Bedroom Two

13' x 9'9 (3.96m x 2.97m)

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

Shower Room

6'7 x 4'10 (2.01m x 1.47m)

UPVC double glazed frosted window, central heating towel rail, wall mounted wash basin with mixer tap, double direct feed shower enclosure, tiled elevation and vinyl flooring.

WC

4'10 x 2'11 (1.47m x 0.89m)

UPVC double glazed frosted window and dual flush WC.

External



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