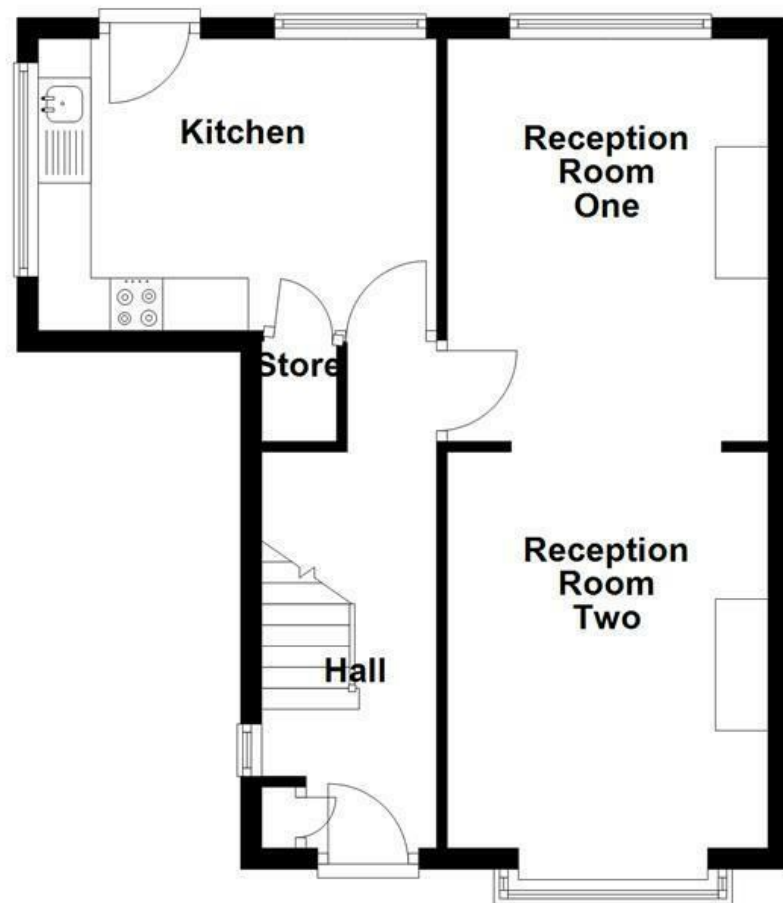


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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.

Moss Avenue, Rochdale, OL16 4AA

£175,000

SPACIOUS FAMILY HOME NOT TO BE MISSED - CASH BUYERS ONLY

Welcome to Moss Avenue, Rochdale - an enviable corner plot house that is sure to captivate your heart! This spacious family home boasts a large plot with a generous rear garden and ample driveway space, perfect for hosting gatherings or simply enjoying the outdoors.

Nestled in a quiet close, this property offers a peaceful retreat while still being conveniently located near local amenities for your everyday needs. Don't miss out on the opportunity to make this house your home!

Moss Avenue, Rochdale, OL16 4AA

£175,000

 3  1  2  C

- Tenure Freehold
 - Off Road Parking With Ample Driveway
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Spacious Semi Detached Property
 - Ideal Investment Opportunity With Viewing Essential
- EPC Rating C
 - Three Bedrooms
 - Enclosed Rear Garden Space

Ground floor

Entrance

UPVC double glazed door to hall.

Hall

14'5 x 5'5 (4.39m x 1.65m)

UPVC double glazed window, central heating radiator, doors to reception room one, kitchen and stairs to first floor.

Reception Room One

12'7 x 10'4 (3.84m x 3.15m)

Double glazed hard wood box window, central heating radiator and coving, open access to reception room two.

Reception Room Two

12'4 x 10' (3.76m x 3.05m)

UPVC double glazed window, central heating radiator, picture rail and coving.

Kitchen

12'5 x 9'8 (3.78m x 2.95m)

Two UPVC double glazed windows, single pain hard wood window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring electric hob, tiled splash back and extractor hood, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, door to rear and vinyl flooring.

First Floor

Landing

7'4 x 5'6 (2.24m x 1.68m)

UPVC double glazed frosted window, coving, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'1 x 10'1 (3.68m x 3.07m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

10'10 x 10'2 (3.30m x 3.10m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

6'9 x 5'9 (2.06m x 1.75m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

8'4 x 5'6 (2.54m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with mixer tap and rinse head, part tiled elevation, extractor fan and tiled floor.

External

Rear And Side

Enclosed paved patio areas, laid to lawn garden, bedding areas, mature shrubs and trees.

Front

Hedges, tarmac drive and paved pathway.



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