



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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.

Broadley View, Rochdale, OL12 8SA

£150,000

Spacious 3-Bedroom Terraced Home with Two Reception Rooms & Rear Garden

This generously sized three-bedroom terraced property offers fantastic living space across three floors, making it an ideal choice for families, first-time buyers, or investors. Located in a popular and convenient area, the home features two reception rooms, a well-equipped kitchen, and a private rear garden. The kitchen is located to the basement of the property, with ample storage space - perfect for entertaining or family mealtimes. With two reception rooms on the ground floor, there's plenty of flexibility to create a separate lounge, dining room, playroom or even a home office. Both rooms are light and airy, offering comfortable and versatile living. Upstairs you'll find two generously sized bedrooms along with a family bathroom, offering well-balanced accommodation for a growing family. The property benefits from a private rear garden, ideal for enjoying outdoor space in the warmer months, with room for relaxing, gardening, or a children's play area. Situated close to local amenities, schools, public transport links and green spaces, this home is in a highly accessible and sought-after location.

Broadley View, Rochdale, OL12 8SA
£150,000

2 1 2 C

- Garden To Rear
- EPC Rating - C
- On Street Parking
- Two Reception Rooms
- Council Tax Band - B
- Three Levels
- Tenure - Freehold

Kitchen/Diner (Lower Ground Floor)

15'8" x 13'1" (4.8m x 4m)

Reception Room One (Ground Floor)

13'1" x 12'1" (4m x 3.7m)

Reception Room Two (Ground Floor)

11'5" x 11'1" (3.5m x 3.4m)

Bedroom One (First Floor)

14'9" x 11'5" (4.5m x 3.5m)

Bedroom Two (First Floor)

9'2" x 7'2" (2.8m x 2.2m)

Family Bathroom (First Floor)

12'1" x 5'10" (3.7m x 1.8m)

