



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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.

Pomona Street, Rochdale, OL11 1PD

£139,950

Nestled in a popular residential area, this well-presented two-bedroom terraced property offers comfortable living with a practical layout. The home features a bright and spacious reception room, a fully fitted kitchen, a separate, convenient downstairs w/c and a modern family bathroom. Upstairs, you'll find two generously sized bedrooms, ideal for small families, couples, or professionals. To the rear, a private yard provides outdoor space perfect for relaxing or entertaining. With good transport links and local amenities nearby, this property is an excellent opportunity for first-time buyers or investors alike.

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2 1 1 D

- Council Tax Band A
- On Street Parking
- Two Bedrooms
- Leasehold
- Garden to the rear
- EPC Rating D
- Downstairs W/C

Lounge
14'5" x 13'9" (4.4m x 4.2m)

Kitchen
12'1" x 10'2" (3.7m x 3.1)

Bedroom One
13'1" x 13'1" (4m x 4m)

Bedroom Two
11'1" x 7'6" (3.4m x 2.3)

Bathroom
5'10" x 5'2" (1.8 x 1.6m)

