



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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.

Mayfair Gardens, Rochdale, OL11 4QA

£125,000

****TWO BEDROOMED MID-TERRACED PROPERTY****

Keenans Estate Agents are delighted to introduce this deceptively spacious, two bedroomed mid-terraced property to the market. Situated within close proximity to local amenities, commuter routes and schools, this property is well suited for first time buyers, small families or investors and internally comprises briefly:

Entrance through to entrance vestibule providing access to the spacious lounge boasting a fireplace and access to the inner hallway housing the staircase to the first floor and access to the contemporary fitted kitchen. To the first floor are two bedrooms and a four piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard and to the front of the property is on street parking with access to communal gardens.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01706 396140.

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Mayfair Gardens, Rochdale, OL11 4QA
£125,000

2 1 2 C

- Mid-Terraced Property
- Kitchen Dining Area
- Leasehold
- Two Bedrooms
- Four Piece Family Bathroom Suite
- Viewings Are Essential
- On Street Parking
- EPC Rating C

Ground Floor

Lounge
11'5" x 10'9" (3.5 x 3.3)

Kitchen Diner
14'1" x 14'1" (4.3 x 4.3)

First Floor

Bedroom One
10'9" x 14'1" (3.3 x 4.3)

Bedroom Two
6'6" x 17'0" (2 x 5.2)

Bathroom
7'2" x 11'5" (2.2 x 3.5)

