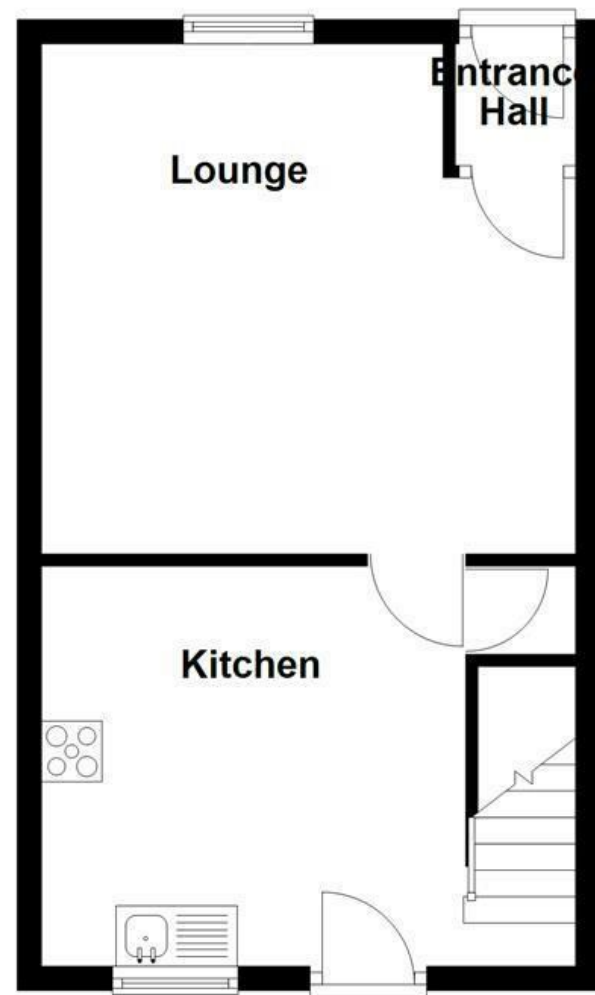
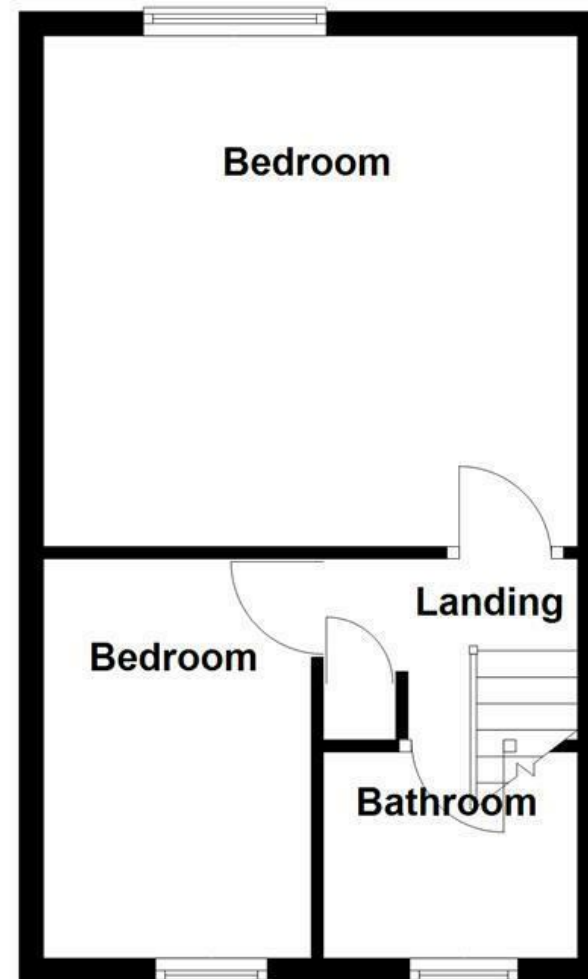



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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.

## Cornfield Street, Rochdale, OL16 3DW

### £130,000

Nestled in a sought-after residential area, this delightful two-bedroom stone terraced property offers a wonderful opportunity for first-time buyers, small families, or investors alike. Brimming with character and charm, the home combines traditional features with comfortable living spaces throughout.

Upon entering, you are welcomed into a cosy living room, perfect for relaxing or entertaining. To the rear, a well-appointed kitchen provides ample storage and worktop space, with direct access to the private rear garden – an ideal spot for outdoor dining or enjoying a quiet moment in the sun.

Upstairs, the property boasts two generously sized bedrooms, each offering plenty of natural light and space for furnishings. The bulkhead-style family bathroom is thoughtfully positioned and features modern fittings while making efficient use of the space.

Externally, the rear garden provides a peaceful retreat and adds to the home's overall appeal.



Cornfield Street, Rochdale, OL16 3DW  
£130,000

2 1 1 C

- Mid-Terraced
- Council Tax Band - A
- Tenure - Freehold
- Two Bedrooms
- EPC Rating - C
- Garden To Rear
- On Street Parking

**Lounge**  
13'9" x 10'9" (4.2m x 3.3m )

**Kitchen**  
11'1" x 10'9" (3.4m x 3.3m )

**Bedroom One**  
14'1" x 13'9" (4.3m x 4.2m )

**Bedroom Two**  
10'5" x 7'2" (3.2m x 2.2m )

**Bathroom**  
6'6" x 5'6" (2m x 1.7m )

