



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Bury Road, Rochdale, OL11 5EU

### £190,000

Charming 2 Bedroom End-Terraced Home with Stylish Modern Interiors

This beautifully presented two-bedroom end-terraced property offers the perfect blend of modern living and comfortable space, ideal for first-time buyers, young professionals, or investors alike.

Step inside to discover a bright and airy open-plan lounge and kitchen, thoughtfully designed for contemporary living. The spacious lounge area flows seamlessly into a sleek, well-appointed kitchen, making it a perfect space for both relaxing and entertaining.

Upstairs, the property boasts two generously sized bedrooms, both offering ample natural light and room for furnishings. A stylish and modern family bathroom completes the first floor, featuring quality fittings and a clean, contemporary finish.

To the rear, you'll find a low-maintenance yard, ideal for outdoor dining or a quiet morning coffee.

Bury Road, Rochdale, OL11 5EU  
£190,000

2 1 1 E

- Tenure - Leasehold
- Open Plan Lounge/Kitchen
- Cellar
- EPC Rating - E
- Two Bedrooms
- On Street Parking
- Council Tax Band - A
- Modern Family Bathroom

Lounge/Kitchen  
26'2" x 15'5" (8m x 4.7m )

Cellar  
15'5" x 11'9" (4.7m x 3.6m )

Bedroom One  
15'5" x 9'10" (4.7m x 3m)

Bedroom Two  
14'5" x 8'6" (4.4m x 2.6m )

Bathroom  
11'9" x 6'6" (3.6m x 2m )

