



## Well I Th Lane, Rochdale, OL11 1BB

### £135,000

TWO BEDROOM MID TERRACED HOME IDEAL FOR FIRST TIME BUYERES OR INVESTMENT OPPORTUNITY

This well-presented two-bedroom mid-terraced property offers comfortable and practical living in a popular residential area. Perfectly suited for first-time buyers, young families, or investors, the home provides a great blend of space, functionality, and potential.

The accommodation comprises a welcoming reception room, a fitted kitchen with ample storage, and a family bathroom. Upstairs, you'll find two generously sized bedrooms, both offering plenty of natural light and room for furnishings.

To the rear, the property benefits from a low-maintenance backyard – ideal for outdoor seating, entertaining, or a spot of gardening.

Conveniently located close to local amenities, schools, transport links, and green spaces, this property represents a fantastic opportunity to step onto the property ladder or expand a rental portfolio.

| 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>                            | 68                      | 80        |
| (39-54) <b>E</b>                            |                         |           |
| (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.

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 2  1  1  D

- Tenure Leasehold
  - On Street Parking
  - Bursting With Potential
  - Close Proximity To Local Amenities
- Council Tac Band A
  - Two Well Proportioned Bedrooms
  - Ample Rear Low Maintenance Yard
- EPC Rating D
  - Viewing Essential
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC door to reception room one.

#### Reception Room One

12'10 x 12 (3.91m x 3.66m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, gas fire with exposed brick surround, wood effect laminate flooring, door to kitchen and stairs to first floor.

#### Kitchen

14'1 x 13 (4.29m x 3.96m)

UPVC double glazed window, central heating radiator, door to cellar, wall and base units, granite surface, composite one and a half sink and drainer with mixer tap, space for fridge freezer, oven, four ring gas hob, tiled elevation, extractor hood, part tiled flooring and part wood effect flooring, door to utility.

#### Utility

6'2 x 4'9 (1.88m x 1.45m )

UPVC double glazed window, access to Worcester boiler, plumbed for washing machine, tiled effect flooring and hard wood door to rear.

#### Lower Ground Floor Cellar

15'10 x 4'1 (4.83m x 1.24m )

Power and lighting.

### First Floor

#### Landing

6'5 x 5'9 (1.96m x 1.75m )

Loft hatch, doors to two bedrooms and bathroom.

#### Bedroom One

13'3 x 12'1 (4.04m x 3.68m )

UPVC double glazed window and central heating radiator.

#### Bedroom Two

14'2 x 6'3 (4.32m x 1.91m )

UPVC double glazed window, central heating radiator and storage.

#### Bathroom

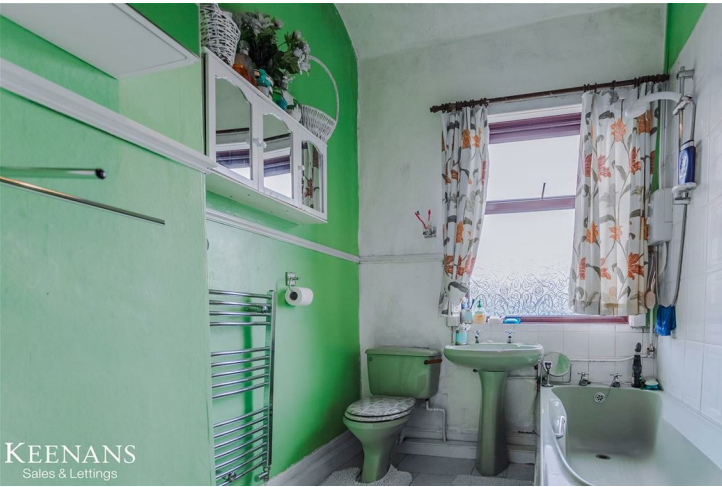
11'4 x 6'4 (3.45m x 1.93m )

UPVC frosted window, central heating towel rail, storage, low flush WC, pedestal wash basin, panel bath, overhead electric feed shower, part tiled elevation and tiled floor.

### External

#### Rear

Enclosed paved yard.



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