



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 76 |
| (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.

Nevis Street, Rochdale, OL11 2EE

Offers Over £160,000

BEAUTIFULLY PRESENTED SEMI-DETACHED HOME

Nestled on Nevis Street in the charming town of Rochdale, this semi-detached house presents an ideal opportunity for first-time buyers or small families seeking a welcoming home. Beautifully presented throughout, the property boasts a spacious open-plan living and dining room, perfect for both relaxation and entertaining.

The accommodation features two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern bathroom adds to the convenience of the home, ensuring that it is ready for you to move straight in without the need for extensive renovations.

Outside, the lawned rear garden offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. The property is situated in a convenient location, making it easy to access local amenities and transport links.

This charming home combines comfort and practicality, making it a wonderful choice for those looking to establish themselves in a friendly community. Don't miss the chance to make this lovely property your own.

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Nevis Street, Rochdale, OL11 2EE

Offers Over £160,000

 2  1  1  C

- Beautifully Presented Semi Detached Property
- Two Double Bedrooms
- Contemporary Fitted Kitchen
- Three Piece Bathroom
- On Street Parking
- Tenure: Freehold
- EPC Rating: C
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

8'6 x 5'8 (2.59m x 1.73m)
Composite double glazed frosted entrance door, central heating radiator, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

20'1 x 12'1 (6.12m x 3.68m)
Two UPVC double glazed window, central heating radiator, coving, smoke alarm, electric fire, decorative hearth and surround, wood effect flooring and door to kitchen

Kitchen

9'6 x 9'1 (2.90m x 2.77m)
Hardwood double glazed window, hardwood single glazed frosted window, high gloss wall and base units, laminate worktops, space for freestanding cooker, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC door to side.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke alarm, wood effect flooring and doors to two bedrooms and bathroom.

Bedroom One

14'6 x 9'11 (4.42m x 3.02m)
UPVC double glazed window, central heating radiator, over stairs storage and wood effect flooring.

Bedroom Two

11'9 x 9'8 (3.58m x 2.95m)
Hardwood double glazed window, central heating radiator and wood effect flooring.

Bathroom

6'2 x 5'6 (1.88m x 1.68m)
Hardwood double glazed window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and rinse head, tiled elevation and tile effect flooring.

External

Front

Laid to lawn and steps.

Rear

Laid to lawn garden and bedding areas.



Tel: 01706396140

www.keenans-estateagents.co.uk