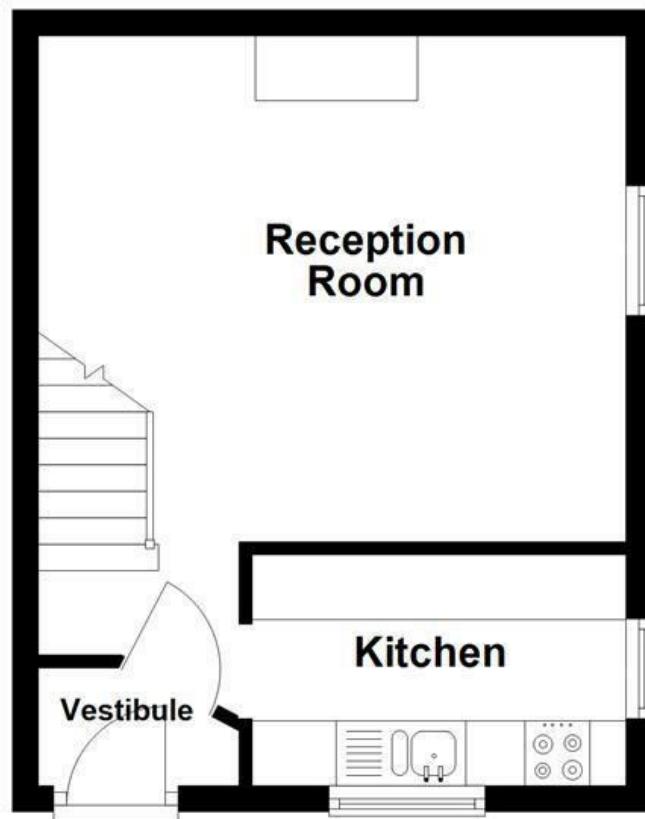
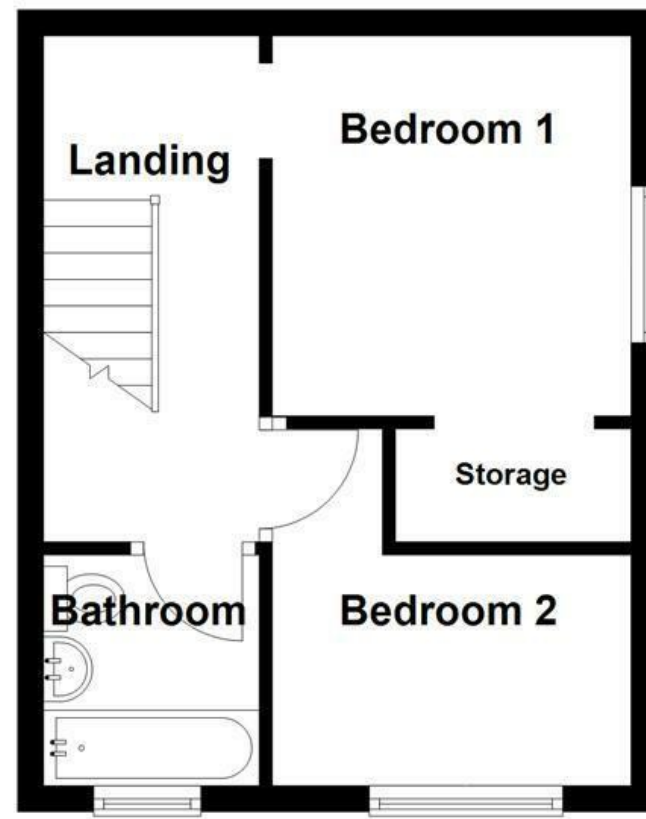



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Market Street, Rochdale, OL12 8NX

### £125,000

PERFECT PROPERTY FOR NEW HOME OWNERS

Nestled in the charming area of Shawforth, Rochdale, this delightful terraced house on Market Street presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a generous reception room, providing a warm and inviting space for relaxation and entertaining.

The compact yet well-laid-out kitchen is functional and efficient, making it easy to prepare meals and enjoy culinary adventures. Upstairs, you will find two well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The well-appointed bathroom completes the upper floor, ensuring convenience for all residents.

This home is not only practical but also perfectly positioned to take advantage of the local amenities and community spirit that Shawforth has to offer. Whether you are looking to settle into your first home or seeking a promising investment opportunity, this property is sure to meet your needs. With its appealing features and prime location, it is a must-see for anyone looking to make a move in the housing market.

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Market Street, Rochdale, OL12 8NX  
£125,000

2 1 1 D

- Tenure Leasehold
  - On Street Parking
  - Viewing Essential
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Ideal First Time Buy Or Investment Opportunity
  - Prime Location
- EPC Rating D
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes

Ground Floor

Entrance Vestibule  
4'6 x 2'11 (1.37m x 0.89m)

Reception Room  
14'10 x 12'10 (4.52m x 3.91m)

Kitchen  
9'6 x 5'10 (2.90m x 1.78m)

First Floor

Landing  
12'10 x 5'7 (3.91m x 1.70m)

Bedroom One  
12'10 x 9' (3.91m x 2.74m)

Bedroom Two  
9'2 x 5'11 (2.79m x 1.80m)

Bathroom  
5'11 x 5'7 (1.80m x 1.70m)

