



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Birch View, Rochdale, OL12 9PZ

Offers Over £90,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Keenans are proud to welcome to the market this bright two bedroom second floor apartment with a bright living room which is open plan to the kitchen, two bedrooms and a three piece bathroom suite with off road parking. The property is situated in the perfect location for accessing good schools and is only a short walk to the town centre. This property is ideally suited to a first time buyer or rental investor.

The property comprises briefly, to the second floor; entrance to the hallway which has doors providing access to the open plan living room and kitchen, two bedrooms, a three piece bathroom suite and a storage cupboard. The living room has french doors providing access to the Juliet balcony. Externally, to the rear of the property there is off road parking for one vehicle.

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 78 | 84 |
| 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.

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 2  1  1  C

- EPC Rated C
 - Excellent Commuter Links
 - Two Bedrooms
- Council Tax Band A
 - Second Floor Apartment
 - Well Located
- Residential Parking
 - Leasehold Property
 - Communal Gardens

Ground Floor

Hall

13'01 x 3'04 (3.99m x 1.02m)
Electric heater, wood effect floor, intercom telephone, smoke alarm, fuse box, doors to two bedrooms, bathroom and storage cupboard, kitchen / dining room.

Kitchen / living room.

15'06 x 12'02 (4.72m x 3.71m)
Electric heater, laminate wall and base units, laminate worktops, stainless steel one and a half sink with drainer and mixer taps, oven with four ring electric hob with extractor hood, plumbing for washing machine, integrated fridge, wood effect floor, extractor fan, television point, UPVC double glazed french doors to Juliette balcony.

Bedroom One

12'06 x 12'02 (3.81m x 3.71m)
UPVC double glazed window, electric heater.

Bedroom Two

10'03 x 6'06 (3.12m x 1.98m)
UPVC double glazed window, electric heater, access to attic.

Bathroom

7'03 x 5'11 (2.21m x 1.80m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer tap and overhead main feed shower, part tiled elevations, tiled floor.

