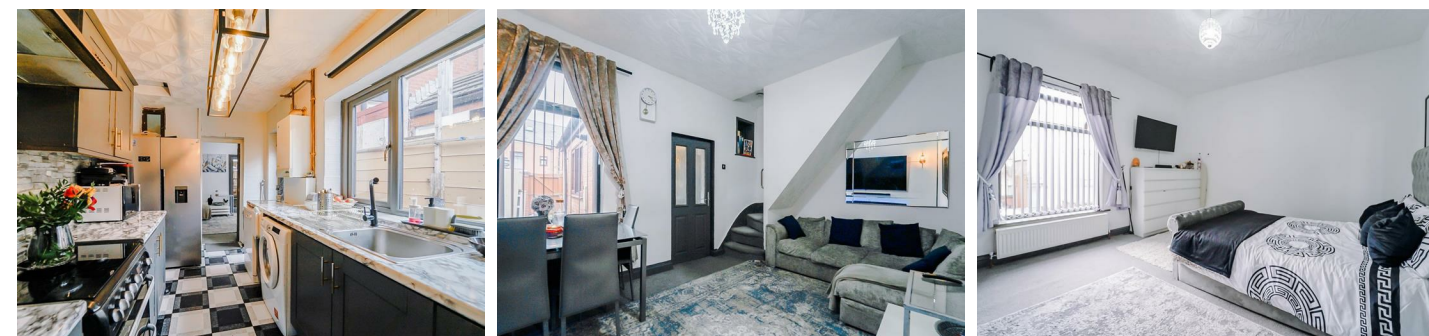




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	78
(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.

Buckingham Street, Rochdale, OL16 2ES

Offers Over £140,000

A MODERN HOME READY FOR ANY BUYER

Welcome to Buckingham Street, Rochdale - a charming property that offers a perfect blend of modern living and convenience. This delightful house boasts two bedrooms, making it an ideal space for a small family or professionals looking for a comfortable home.

Step inside to discover a beautifully renovated interior with modern decor and appliances that are sure to impress even the most discerning buyer. The recent renovations have breathed new life into this property, creating a fresh and inviting atmosphere that you'll love coming home to.

Located in a prime spot, this house offers easy access to a range of local amenities, ensuring that everything you need is right at your doorstep. Whether you're looking to grab a quick bite to eat, do some shopping, or simply enjoy a leisurely stroll in the neighbourhood, you'll find it all within reach.

Don't miss out on the opportunity to make this house your new home. With its stylish interior, convenient location, and comfortable living spaces, Buckingham Street is a property that ticks all the boxes. Book a viewing today and experience the charm of this Rochdale gem for yourself.

Buckingham Street, Rochdale, OL16 2ES

Offers Over £140,000



- Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Two Bathrooms
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room One

13'11 x 13'2 (4.24m x 4.01m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, two feature wall lights, wall mounted electric fire, TV point and door to reception room two.

Reception Room Two

13'2 x 9'2 (4.01m x 2.79m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, TV point, stairs to first floor and door to kitchen.

Kitchen

14'8 x 7' (4.47m x 2.13m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, vinyl flooring, door to shower room and UPVC door to rear.

Shower Room

7'1 x 3'1 (2.16m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wash basin with traditional taps, direct feed shower enclosed, tiled elevations and vinyl flooring.

First Floor

Landing

6'2 x 4'11 (1.88m x 1.50m)

Loft access and doors to two bedrooms and bathroom.

Bedroom One

13'1 x 12'3 (3.99m x 3.73m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'7 x 6'6 (3.53m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

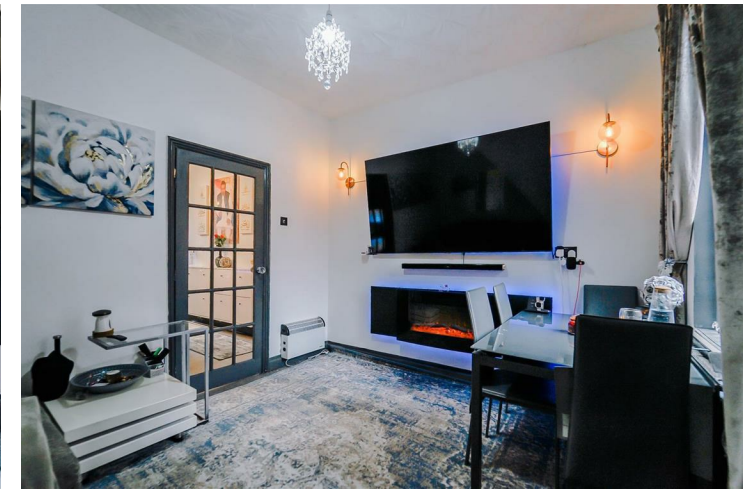
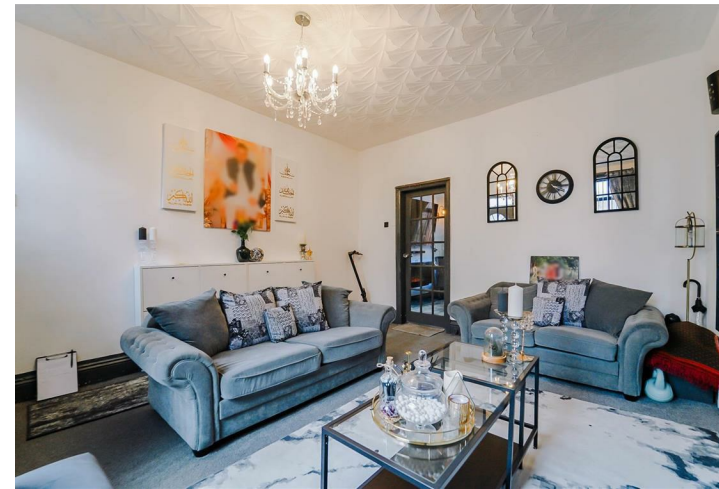
6'1 x 5'11 (1.85m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and rinse head and laminate flooring.

External

Rear

Enclosed concrete yard with gate access to rear.



Tel: 01706396140

www.keenans-estateagents.co.uk