

Deeplish Road, Rochdale OL11 1NY

Offers in excess of £160,000



Located in the highly regarded residential area of Deeplish, this three bedroom semi-detached home offers spacious accommodation with plenty of potential to make it your own. Set behind a generous driveway providing ample off-road parking, the property opens into a large entrance hall leading to well-proportioned living spaces.

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The ground floor features a cosy front lounge with bay windows, providing a bright and welcoming atmosphere. To the rear, there is a second sitting room currently used as a dining area, which opens into the kitchen, creating a practical and sociable layout. The paved rear garden offers a low-maintenance outdoor space and includes useful storage sheds.

Upstairs, there are two spacious double bedrooms and a third single bedroom, presently used as a dressing room. The bathroom is fitted with a three-piece suite comprising a bath, toilet, and sink unit.

Situated close to local amenities, shops, takeaways, and well-regarded schools, this property provides an excellent opportunity for buyers looking for a home to update and tailor to their own taste. Early viewing is recommended to fully appreciate the size and potential on offer.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 4.0 x 3.4 metres

Dining Room - 4.2 x 3.7 metres

Kitchen - 2.2 x 2.5 metres

First Floor

Landing

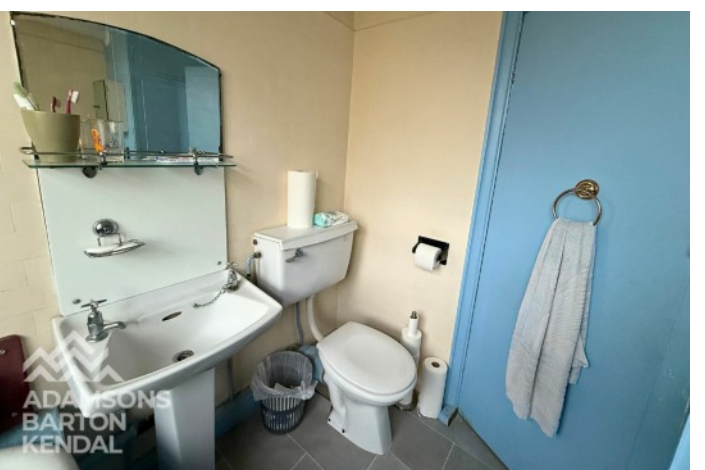
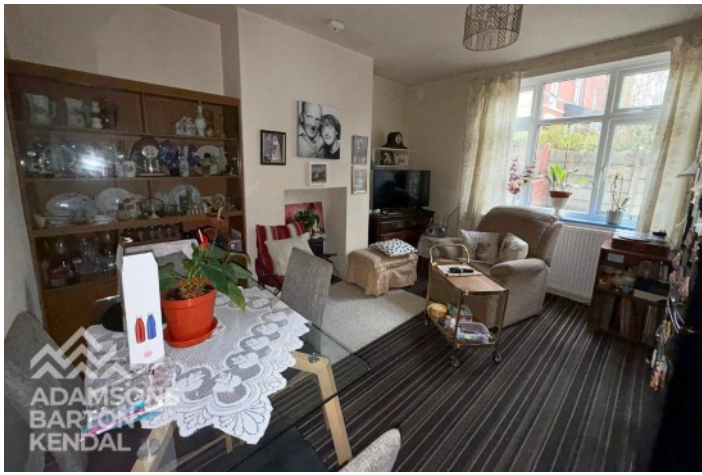
Bed 1 - 2.1 x 3.0 metres

Bed 2 - 3.7 x 3.2 metres

Bed 3 - 3.4 x 4.2 metres

Bathroom - 2.0 x 2.3 metres





ADDITIONAL INFORMATION

Council Tax Band - B

Energy Performance Cert - TBC

Tenure - Freehold



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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