



## Kellett Street, Rochdale, Lancashire OL16 2JU Offers Over £100,000

**\*\*\*MUST VIEW \*\*\*** A good sized, two-bedroom mid terrace situated in a popular location in Rochdale and within a short distance to the Town Centre as well as within easy reach to the various motorway links. The property comprises a good-sized lounge with a feature fire, a good-sized kitchen area with a modern fitted kitchen, a porch area to the rear of the house, a LARGE double bedroom, a second bedroom and a three-piece bathroom suite with a shower over the bath. The property benefits from having gas central heating, uPVC double glazing where specified, neutral decor, neutral flooring, and street parking to the front. Externally there is a small yard area to the rear of the house.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

**Tenure:**

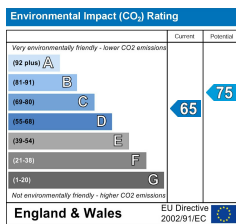
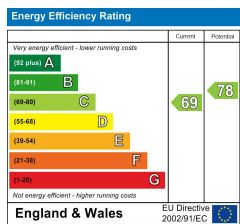
To be confirmed by the Vendor's Solicitors

**Possession:**

Vacant possession upon completion

**Viewing:**

Viewing strictly by appointment through Lifestyle Sales and Lettings



**Head Office:** 121 Whalley Road Ramsbottom, BL0 0DG

**Telephone:** 01706 823131 **Email:** info@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk