



## 2 Cumberland Road, Rochdale, OL11 2RP

£135,000



@The Place is pleased to present this two-bedroom end-terraced property, situated on Cumberland Road in the residential area of Kirkholt. With excellent access to nearby amenities, transport links, and local schools, this property represents a strong buy-to-let investment opportunity.

The property is being sold with tenant in situ, currently paying £745pcm, managed by our in-house lettings team, able to provide full rental payment history. With no rental arrears and compliant tenancy management already in place, investors will benefit from immediate income upon completion.

The internal layout briefly comprises: a front-facing lounge, a second reception/dining room, and a fitted kitchen with access

