



War Office Road, Rochdale, OL11 5HR
Auction Guide £180,000



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Ground Floor

Hall

18'5 x 3'6 (5.61m x 1.07m)

UPVC double glazed frosted entrance door, central heating radiator, spotlights, stairs to first floor and doors to reception room and kitchen/dining room.

Reception Room

14'8 x 12'6 (4.47m x 3.81m)

UPVC double glazed window and central heating radiator.

Kitchen/Dining Room

14'9 x 13'11 (4.50m x 4.24m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, gloss wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring electric hob, extractor hood, space for fridge freezer and doors to stairs for lower ground floor and shower room.

Shower Room

7'10 x 6'3 (2.39m x 1.91m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in double enclosure, plumbing for washing machine, extractor fan and tile effect lino flooring.

Lower Ground Floor

Cellar

13'9 x 13' (4.19m x 3.96m)

Smoke alarm, under stairs storage, open access to boiler room and door to rear.

Boiler Room

8'4 x 6'7 (2.54m x 2.01m)

UPVC double glazed frosted window and boiler.

First Floor

Landing

16'11 x 6' (5.16m x 1.83m)

Smoke alarm, spotlights and doors to stairs for second floor, bedrooms one and four and further landing.

Bedroom One

16'10 x 10'10 (5.13m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'11 x 6'3 (2.41m x 1.91m)

UPVC double glazed window and central heating radiator.

Further Landing

3'6 x 3'1 (1.07m x 0.94m)

Spotlights and doors to bedrooms two and three.

Bedroom Two

14'9 x 10'6 (4.50m x 3.20m)

UPVC double glazed window and central hearing radiator.

Bedroom Three

13'5 x 6'6 (4.09m x 1.98m)

UPVC double glazed window and central heating radiator.

Second Floor

Landing

16'3 x 9'1 (4.95m x 2.77m)

Velux window, eaves storage and doors to bedroom five and shower room.

Bedroom Five

20'4 x 17'4 (6.20m x 5.28m)

Two Velux windows, central heating radiator and TV point.

Shower Room

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

Velux window, feature wall light, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in corner enclosure, extractor fan, tiled elevation and tiled floor.

External

Front

Stone chip courtyard.

Rear

Yard and off road parking.

Summary

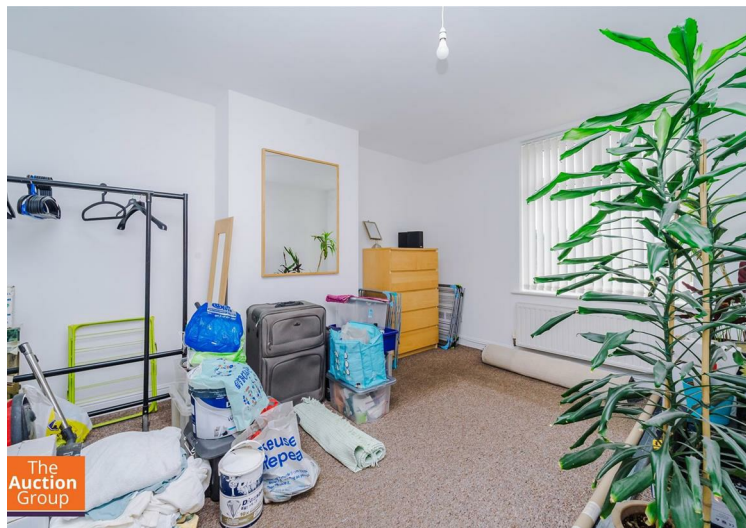
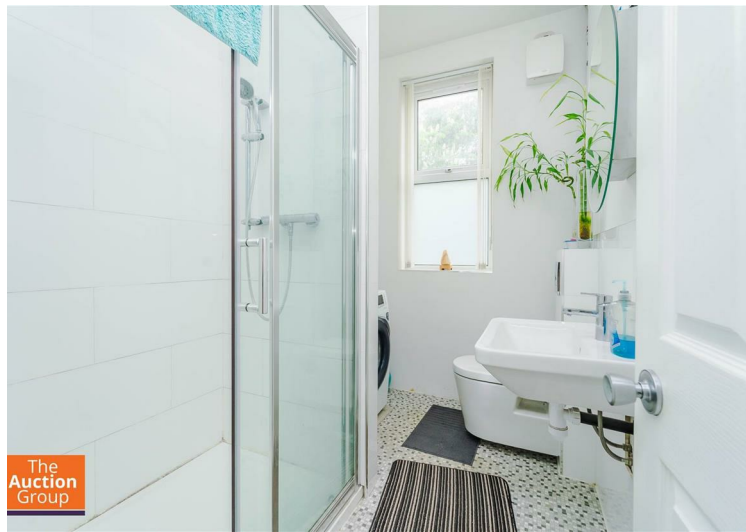
THE PERFECT INVESTMENT OPPORTUNITY OR FAMILY HOME

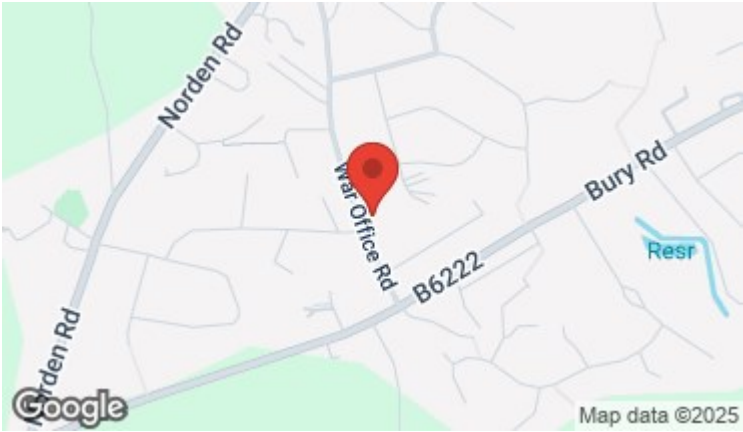
Having been presented and updated to the highest standard throughout with spacious rooms, modern fixtures and fittings and an abundance of neutral space, this idyllic five bedroom mid terraced property is being proudly welcomed to auction in the desirable location of Bamford. With two bathrooms, fantastic cellar space and being previously used as an HMO, this property is the perfect rental investment or family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Bury, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen leads on to a shower room and houses a

staircase to the lower ground floor. The lower ground floor benefits from a fully renovated cellar space which could be used as a second reception room. The first floor comprises of doors on to four generously sized bedrooms and staircase to the second floor. The second floor guides you through to a fifth bedroom and shower room. Externally there is an yard space and off road parking to the rear and stone chip garden to the front.

For further information or to arrange a viewing please contact our Auction Group at your earliest convenience





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		
England & Wales		
EU Directive 2002/91/EC		

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