



Abingdon Close, Rochdale, OL11 3PX

£99,995

PRICED TO SELL NOW!!! Great value 2 bedroom mid terraced house close to Rochdale Town Centre. Lounge & modern kitchen, 2 well proportioned bedrooms & bathroom. Rear yard plus cellar. **MUST BE VIEWED!!!**



10 Abingdon Close, Rochdale, OL11 3PX

We are delighted to offer for sale this well priced 2 bedroom mid terraced house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with cooker and dishwasher. There are ample sockets and media points. The property is ready to move in with flooring included.

The ground floor consists of an entrance hall, lounge and kitchen plus access to cellar. The first floor has 2 bedrooms and family bathroom accessed of the landing.

There is a yard to the rear and parking is on the street.

Tenure - Leasehold - (871 Years Remaining)
Ground Rent - Informed very low and not collected.
Council Tax - Band A

The property comprises.

GROUND FLOOR

ENTRANCE HALL

With fitted flooring.

LOUNGE 13'7" (max) x 15'1" (max) (4.16 (max) x 4.62 (max))

Integrated fireplace with fitted laminate flooring.

KITCHEN 10'4" (max) x 11'1" (max) (3.16 (max) x 3.39 (max))

Having a range of modern units and laminate worktops plus tiling with a cooker and dishwasher. Having a feature brick exposed wall plus a contemporary radiator.

FIRST FLOOR

LANDING

With fitted flooring.

BEDROOM 1 13'10" (max) x 12'10" (max) (4.22 (max) x 3.92 (max))

With fitted carpets.

BEDROOM 2 7'3" (max) x 12'9" (max) (2.22 (max) x 3.91 (max))

With fitted carpets.

BATHROOM 6'2" x 7'4" (1.89 x 2.24)

Having modern white suite with shower and curtain to bath, a vanity basin, tiled walls and fitted flooring.

EXTERNAL

There is a yard to the rear and parking is on the street.



