



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Freeholds Terrace, Shawforth, Rochdale
- 2 Bedroom, 1st Floor Flat
- Recent Upgrades
- Good Kitchen & Bathroom
- Good Size Accommodation
- Attractive Outlook
- \*\*\* NO CHAIN DELAY \*\*\*
- Contact Us To View!!!

2, Freeholds Terrace, Rochdale, OL12 8HL

**£100,000**  
Offers Over



2, Freeholds Terrace, Rochdale, OL12 8HL

\*\*\* NEW \*\*\* - 2 BEDROOM, 1ST FLOOR FLAT, WELL PRESENTED - Ideal Buy-to-Let, Retirement Apartment - Good Size Accommodation, Convenient Position, Attractive Outlook, Good Kitchen & Bathroom - AVAILABLE NOW, NO CHAIN DELAY - Contact Us To View!!!



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	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Freeholds Terrace, Shawforth, Rochdale is a first floor apartment with a neutrally decorated throughout. Internally, the property has 2 good bedrooms, a spacious lounge and a good size kitchen. Accessed from a communal entrance way with steps to the first floor, the property also has an external store room and has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall with Stores, Lounge, Breakfast Kitchen, Bedrooms 1 & 2 and Bathroom. Externally, there is an external store room and communal parking and gardens are beside the property too.

This property is conveniently situated between Britannia & Whitworth, providing easy access to local amenities and transport links. Open countryside is also nearby.

\* 2 Bedroom, 1st Floor Flat \* New Carpets & Decor Throughout \* Good Size Accommodation \* NO CHAIN DELAY

Communal Ground Floor Entrance

First Floor Landing

Hall 12'2" x 4'2"

Store Room

Lounge 11'3" x 15'4"

Kitchen/Breakfast Room 7'9" x 13'9"

Bedroom 1 9'4" x 15'9"

Bedroom 2 7'5" x 10'2"

Bathroom 5'2" x 8'8"

Extra Store Room

Communal Parking

Agents Notes

Disclaimer

