

## Top Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Drake Street, Rochdale, OL16 1BD

### £795

#### ENVIABLE ONE BEDROOM APARTMENT

Presenting this one-bedroom penthouse apartment located on the desirable Drake Street in Rochdale. This delightful property boasts an open-plan living area that seamlessly combines the kitchen and reception space, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

The spacious bedroom offers a comfortable retreat, while the modern shower room adds a touch of convenience to your daily routine. This apartment is ideal for individuals or couples seeking a stylish and low-maintenance living space.

Situated in a sought-after location, you will find yourself just moments away from a variety of local amenities, including shops, cafes, and restaurants. Additionally, excellent transport links ensure that commuting to nearby towns and cities is both easy and efficient.

New to the rental market, this penthouse apartment presents a fantastic opportunity for those looking to enjoy contemporary living in a vibrant area. Do not miss your chance to make this lovely property your new home. Contact our Lettings team to book your viewing.

Some photos have been virtually staged to help you envision your dream rental home!

# Drake Street, Rochdale, OL16 1BD

£795



- Top Floor Apartment
- Three Piece Shower Room
- On Street Parking
- Open Plan Living
- Town Centre Location
- Council Tax Band: A
- One Bedroom
- Excellent Transport Links
- EPC Rating: C

## Ground Floor

### Hall

8'2 x 4'4 (2.49m x 1.32m)

Hardwood entrance door, loft access, smoke alarm, wood effect flooring and doors to open plan living room, bedroom and shower room.

### Open Plan Living

14'1 x 12'7 (4.29m x 3.84m)

UPVC double glazed window, electric radiator, smoke alarm, wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring induction hob, plumbing for washing machine, space for fridge freezer and wood effect flooring.

### Bedroom

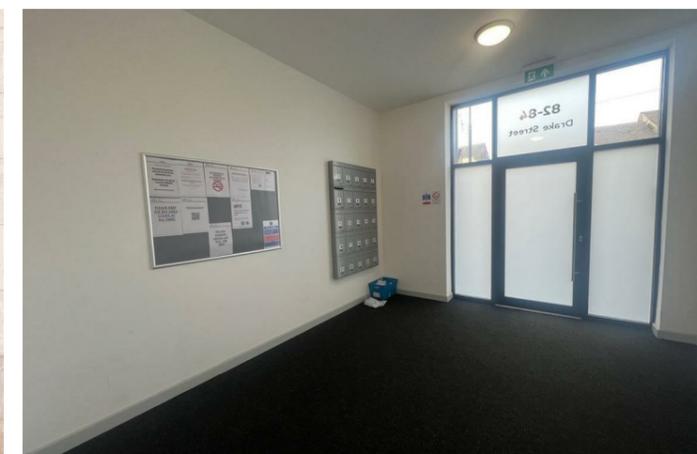
9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed window, electric radiator, smoke alarm and wood effect flooring.

### Shower Room

8'1 x 5'1 (2.46m x 1.55m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in enclosure, extractor fan, tiled elevation and tiled floor.



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