



15 Willbutts Lane, Rochdale, OL11 5BE

£160,000

This is a great opportunity for a first time buyer, investor or, perhaps most importantly, a Rochdale AFC fan looking for a home in a rather unique location! Situated directly next to Rochdale Football Stadium, you really couldn't get much closer to the action, making this an especially appealing property for those who love their football.

The location is also incredibly convenient for everyday life, with a good range of local shops, amenities, schools and leisure facilities close by, together with excellent transport links providing easy access into Rochdale and the surrounding areas.

The property itself has been recently refurbished by the current owner and offers a lovely fresh and modern feel throughout. The ground floor features a bright and airy lounge which leads through into the recently re-fitted dining kitchen, creating a really good sized living and dining space.

Upstairs there are two bedrooms, along with a recently re-fitted bathroom/WC.

Outside, there is an enclosed rear yard, providing a useful outdoor space and completing what is a really appealing package.

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GROUND FLOOR

Lounge

12'5" x 13'11" (3.78m x 4.24m)

Upvc double glazed windows to the front, Upvc double glazed front door, meter cupboards, newly laminate wooden floor, Upvc double glazed window to the side elevation, under stairs storage cupboard, radiator.

Kitchen/Dining Room

10'10" x 13'11" (3.29m x 4.24m)

Newly fitted kitchen in white with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, Upvc double glazed window to rear, Upvc double glazed window to side elevation, new fitted four ring gas hob with with extractor hood above and electric oven below, newly fitted laminate wooden floor, Upvc half glazed door to the rear garden area, gas central heating boiler, stairs to the first floor and radiator.

FIRST FLOOR

Landing

5'5" x 6'7" (1.65m x 2.00m)

Bedroom 1

12'5" x 13'11" (3.78m x 4.24m)

Upvc double glazed window to front, new fitted carpet and radiator.

Bedroom 2

10'10" x 6'6" (3.31m x 1.99m)

Upvc double glazed window to rear, new fitted carpet and radiator.

Bathroom/WC

7'9" x 7'1" (2.36m x 2.15m)

Newly fitted three piece bathroom suite in white with panelled bath with mixer shower over and shower screen, vanity wash hand basin, low level WC, new fitted laminate wooden flooring, part tiled walls, Upvc double glazed window to rear and radiator.

OUTSIDE

Gardens

Enclosed garden yard area with gate to rear





Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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