



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

ROOLEY MOOR ROAD, ROCHDALE, OL12 7LF



- Two Bedrooms
- Lovely Views to Front
- Fitted Kitchen
- Available May 2026
- Deposit £980
- Council Tax Band A

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Monthly Rental Of £850

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring To Let this lovely two bedroom semi-detached home. This property boasts open aspects to the front and is conveniently located close to Healey Dell Nature Reserve and Rochdale Infirmary. Offering modern living accommodation throughout this lovely home comprises of; Entrance Vestibule, Lounge, Modern Kitchen/Diner, Two Bedrooms and a Bathroom. Externally this property has landscaped gardens to the front and rear. Early viewing is highly advised. Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 0161 761 1215 or via email bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator.

Lounge 12' 9" x 12' 5" (3.88m x 3.78m) Double glazed window to the front elevation. Radiator.

Kitchen 15' 9" x 8' 3" (4.80m x 2.51m) Double glazed window and door to the rear elevation. Range of base units with contrasting worksurfaces and matching wall mounted cabinets, inset sink and drainer. Four burner gas hob with extractor hood over. Electric oven. Space for fridge freezer. Plumbed for washing machine.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access.

Bedroom 1 12' 9" x 10' 5" (3.88m x 3.18m) Two double glazed windows to the front elevation. Radiator.

Bedroom 2 10' 4" x 8' 6" (3.16m x 2.60m) Double glazed window to the rear elevation. Radiator.

Bathroom Double glazed window to the rear elevation. Three-piece suite comprising bath with shower over, pedestal wash, handbasin and close. Coupled WC. Chrome heated towel rail. Tiled elevations.

Externally The front has a garden laid mainly to lawn with shrub borders and steps leading up to the front door. The rear has a good sized garden which is fencing closed and laid mainly to lawns with paved patio area.

Parking There is on street parking.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Viewing Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

Council Tax Rating The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,553 (at the time of writing).

Plot size The property is set in a plot which extends to a round 0 04 .Acres of an acre with a floor area of 667 ft 2 / 62 m 2.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(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	
<small>WWW.EPC4U.COM</small>			