



## 71 Broad Lane, Rochdale

Offers In Region Of £259,950

🛏 4 🚿 1 🚗 1

- Grade II Listed Home over 1800 Sq Ft
- Four Double Bedrooms
- Period Features
- Great Location
- Mullion Stone Windows
- Mezzanine Floor
- Weavers Cottage
- EPC: D



WOW !!!

A superb grade II listed former Weavers Cottage located in Burnedge, Rochdale boasting period features throughout .

Set over 4 floors is this incredible property that needs to be viewed to appreciate the scale of the wonderful home.

Accommodation comprising: Entrance vestibule, cosy lounge and a good size kitchen/dining room,

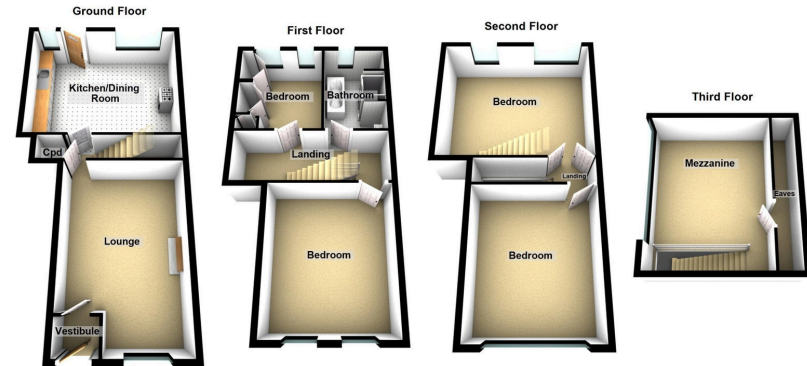
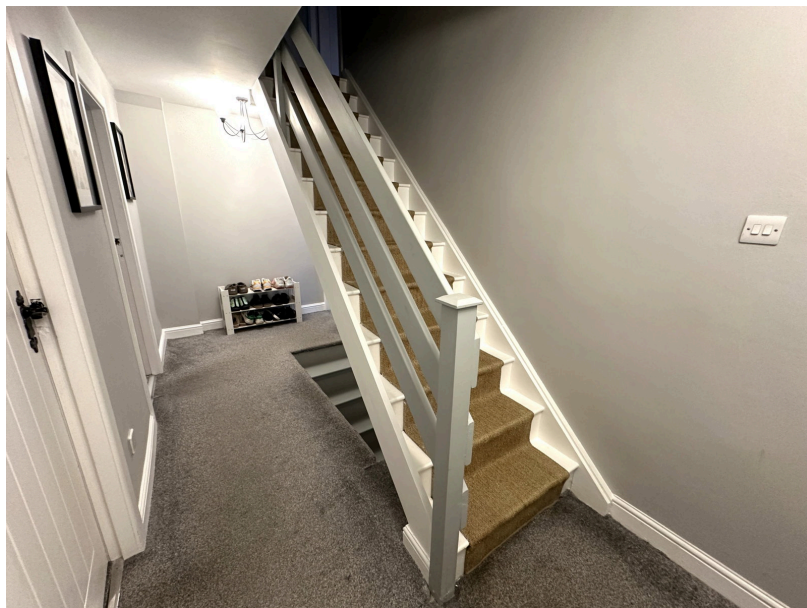
To the first floor there are two double bedrooms and a bathroom.

To the second floor there is a large double bedroom to the front and a massive open plan lounge to the rear with a mezzanine above, offering versatile living.

Externally there is on road parking and a private garden to the rear.

Be quick we don't think this will hang about.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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