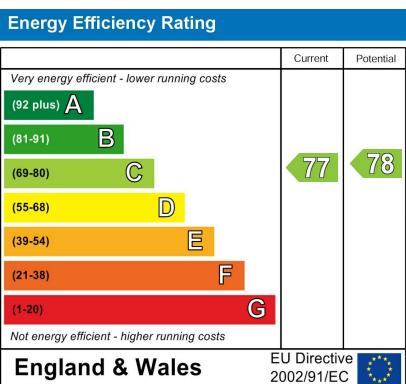


**Ground Floor**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**Falinge Road, Rochdale, OL12 6RU**  
**£149,000**

**TWO-BEDROOM APARTMENT IN ROCHDALE**

Nestled on Falinge Road in Rochdale, this charming new build apartment offers a modern living experience in a desirable location. Spanning an impressive 646 square feet, the property was constructed in 2006 and boasts contemporary design features that cater to today's lifestyle.

The apartment comprises two generously sized double bedrooms, providing ample space for relaxation and rest. One of the bedrooms benefits from an ensuite shower room, adding a touch of convenience and privacy. The spacious living and dining area is seamlessly connected to the kitchen, creating an inviting atmosphere perfect for entertaining guests or enjoying quiet evenings at home.

This property is ideal for those seeking a comfortable and stylish living space in a vibrant community. With its modern amenities and thoughtful layout, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this delightful apartment your new home.

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# Falinge Road, Rochdale, OL12 6RU

£149,000



- Tenure Leasehold
- Allocated Parking
- Ideal Property For Downsize Living
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Two Generously Sized Bedrooms
- Viewing Essential
- EPC Rating C
- Open Plan Living/Kitchen Area
- Close Proximity To Local Amenities

## Entrance vestibule

5'6 x 4'9 (1.68m x 1.45m)



## Open Plan Living/Kitchen Area

22'10 x 11'6 (6.96m x 3.51m)

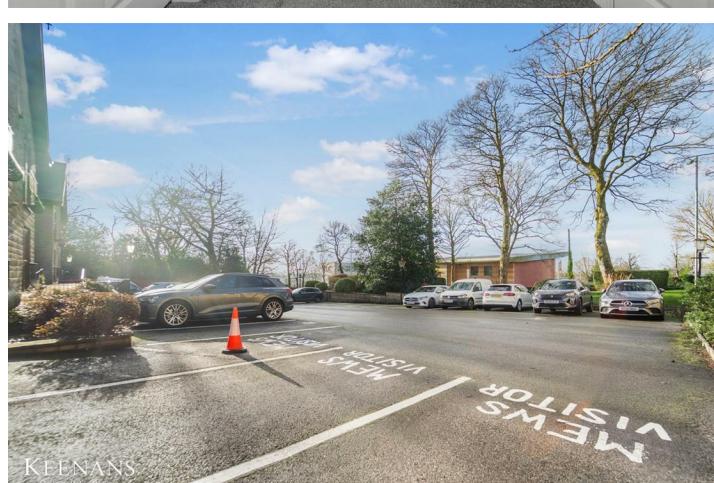


## Inner Hall

5'10 x 3'8 (1.78m x 1.12m)

## Bedroom One

15'10 x 10'9 (4.83m x 3.28m)



## En Suite

5'6 x 5'2 (1.68m x 1.57m)

## Bedroom Two

11'6 x 7'5 (3.51m x 2.26m)



## Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Tel: 01706396140

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