



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Southdown Close, Rochdale, OL11 4PP

### £140,000

PLEASE NOTE THAT A SALE HAS BEEN AGREED PRIOR TO MARKETING VIA OUR PRE-REGISTERED BUYERS LIST.

Nestled in the charming area of Southdown Close, Rochdale, this semi-detached bungalow presents an exciting opportunity for those seeking a property with great potential.

The bungalow's layout offers a practical and inviting atmosphere, making it an excellent canvas for renovation and personalisation. Whether you envision modernising the interiors or expanding the living areas, this property is ripe for transformation. The single bathroom provides essential amenities, while the overall structure allows for creative enhancements that can truly make this house a home.

Situated in a peaceful neighbourhood, the location offers a sense of community while remaining conveniently close to local amenities and transport links. This makes it an ideal choice for those who appreciate both tranquillity and accessibility.

If you are looking for a project that allows you to stamp your own style and flair, this semi-detached bungalow on Southdown Close is a remarkable opportunity not to be missed. Embrace the chance to turn this property into your dream home.

# Southdown Close, Rochdale, OL11 4PP

£140,000

3

1

2



- Semi Detached Property
  - Two Reception Rooms
  - Off Road Parking
  - EPC Rating TBC
- Three Bedrooms
  - Three Piece Bathroom
  - Leasehold
- Fitted Kitchen
  - Front & Rear Gardens
  - Council Tax Band C

## Ground Floor

### Entrance Hallway

### Reception Room One

14'5 x 11' (4.39m x 3.35m)

### Reception Room Two

11'1 x 9'4 (3.38m x 2.84m)

### Kitchen

12'8 x 9'3 (3.86m x 2.82m)

### Bedroom One

11'2 x 9'4 (3.40m x 2.84m)

## First Floor

### Loft Room

11'8 x 9'2 (3.56m x 2.79m)

### Bedroom Three

11'3 x 9'7 (3.43m x 2.92m)