



## Heights Lane, Rochdale, OL12 0AJ

### £120,000

ENVIABLE TWO BEDROOM APARTMENT IN THE HEART OF ROCHDALE

Nestled in the tranquil Heights Lane area of Rochdale, this charming two-bedroom house offers a delightful living experience. Spanning 624 square feet, the property features a well-designed open-plan lounge and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

The two bedrooms provide ample space for rest and personalisation, making it an ideal home for small families, couples, or individuals seeking a comfortable retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the availability of parking, a valuable asset in today's busy world. The house is situated in a quiet neighbourhood, allowing for peaceful living while still being within reach of local amenities and transport links.

This property is sold with no chain, making the buying process straightforward and efficient. Whether you are a first-time buyer or looking to downsize, this house presents a wonderful opportunity to own a piece of Rochdale. Don't miss the chance to make this lovely home your own.

| 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>                            | <b>78</b>                                                                                                   | <b>80</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 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.



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 2  1  1  C

- Two Well Proportioned Bedrooms
- Off Road Parking With Allocated Space
- Close Proximity To Local Amenities
- EPC Rating C
- Open Plan Living/Kitchen Area
- Ideal First Time Buy With No Onward Chain
- Easy Access To Major Network Links
- Tenure Freehold
- Council Tax Band A
- Viewing Highly Recommended

## Entrance

**Open Plan Living**  
18' x 13'2 (5.49m x 4.01m)

**Kitchen**  
8'10 x 6' (2.69m x 1.83m)

**Inner Hall**  
8'11 x 3'2 (2.72m x 0.97m)

**Bedroom One**  
12'4 x 8'9 (3.76m x 2.67m)

**Bedroom Two**  
10'5 x 8'10 (3.18m x 2.69m)

**Bathroom**  
8'2 x 4'10 (2.49m x 1.47m)

