



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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

Bentmeadows, Rochdale, OL12 6LF

£210,000

SPACIOUS TWO BEDROOM FLAT IN A DESIRABLE LOCATION

Welcome to this impressive penthouse flat located on Falinge Road in the charming town of Rochdale. This spacious two-bedroom apartment offers a wonderful opportunity for those seeking a comfortable and modern living space in a desirable area.

As you enter the property, you will be greeted by a generous reception room that provides ample space for relaxation and entertaining. The flat features two well-proportioned double bedrooms, ensuring that both family members and guests can enjoy their own private space. The master bedroom is particularly noteworthy, as it boasts an en suite shower room, adding a touch of luxury to your daily routine.

The family bathroom is large and modern, designed to cater to all your needs. The kitchen is equally impressive, featuring contemporary fittings that make it a joy to cook and gather with loved ones. This flat is a blank canvas, allowing you to personalise the space to reflect your own style and preferences.

Situated in a sought-after location, this property benefits from easy access to local amenities, transport links, and green spaces, making it an ideal choice for both families and professionals alike. With its spacious layout and modern features, this flat is sure to appeal to a wide range of buyers or renters looking for a comfortable home in Rochdale. Don't miss the chance to make this delightful apartment your own.

Some photos have been virtually staged to help you envision your dream home!

Bentmeadows, Rochdale, OL12 6LF

£210,000



- Spacious Two Bedroom Flat
- Council Tax Band A
- Bright Airy Reception Room
- Allocated Parking
- Desirable Location
- EPC Rating TBC
- Perfect blank canvas
- Tenure Leasehold
- Modern Stylish Kitchen
- Close To Local Amenities

Entrance hall

21'5 x 5'2 (6.53m x 1.57m)

Reception Room

17'3 x 15'6 (5.26m x 4.72m)

Kitchen

16'9 x 9'2 (5.11m x 2.79m)

Bedroom One

17'7 x 14'8 (5.36m x 4.47m)

En Suite

7'10 x 5'10 (2.39m x 1.78m)

Bedroom Two

10' x 9'8 (3.05m x 2.95m)

Bathroom

10'1 x 6'11 (3.07m x 2.11m)



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