



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

Royds Street, Rochdale, OL16 5JZ

Offers Over £100,000

*****NOTICE OF OFFER ON PROPERTY- KEENANS ESTATE AGENTS*****
 We advise that an offer has been made for the above property in the sum of £109,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Two Bedroom Terraced Home – Ideal Investment Opportunity

Situated in a popular residential area, this two-bedroom mid-terrace property presents a fantastic opportunity for investors or buyers looking to add value. The property offers excellent potential to create a comfortable home or attractive rental investment.

Internally, the accommodation comprises a well-proportioned reception room, a functional kitchen with access to the rear garden, two good-sized bedrooms, and a family bathroom. Outside, the property benefits from a private garden to the rear—ideal for outdoor seating or further landscaping—and on-street parking is available to the front.

The property is conveniently located close to local amenities, schools, and public transport links, making it an ideal project for those looking to invest in an up-and-coming area.

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Offers Over £100,000

 2  1  1  D

- Council tax band - A
- On street parking
- Ideal for investors or buyers seeking a project
- Tenure - Leasehold
- Two bedrooms
- Potential for refurbishment
- EPC rating - D
- Garden to rear

Kitchen
14'1" x 10'2" (4.3m x 3.1m)

Lounge
14'1" x 14'5" (4.3m x 4.4m)

Bedroom One
13'1" x 14'1" (4m x 4.3m)

Bedroom Two
11'1" x 7'6" (3.4m x 2.3m)

Bathroom
7'2" x 8'2" (2.2m x 2.5m)

