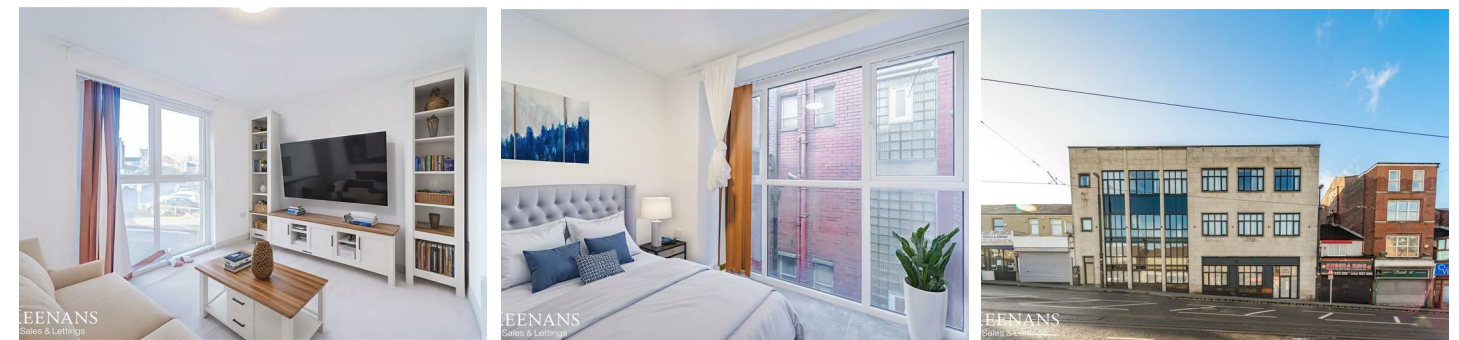
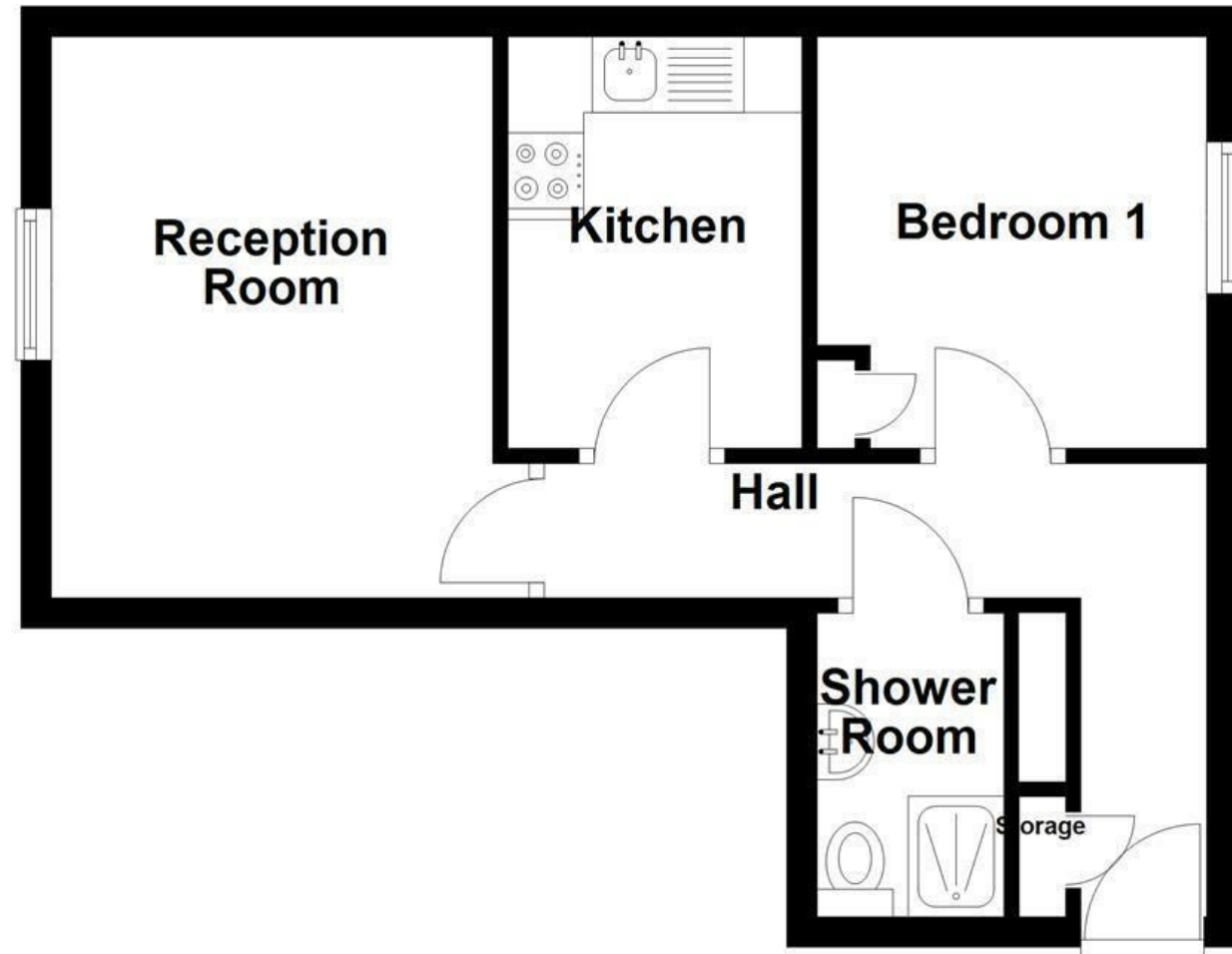


## Ground Floor



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

## Drake Street, Rochdale, OL16 1BD

£795

SPACIOUS ONE BEDROOM APARTMENT NEW TO THE RENTAL MARKET

Welcome to this charming one-bedroom apartment located on Drake Street in the heart of Rochdale town centre. This delightful property is new to the rental market and offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a vibrant urban lifestyle.

As you enter the apartment, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The separate kitchen is well-equipped, offering ample space for meal preparation and dining. The apartment features a well-appointed shower room, ensuring your daily routines are both comfortable and efficient. The double bedroom is generously sized, providing a peaceful retreat at the end of the day.

One of the standout features of this property is its prime location. Situated close to excellent transport links, you will find commuting to nearby areas a breeze. Additionally, the surrounding amenities, including shops, cafes, and restaurants, are just a stone's throw away, allowing you to enjoy the vibrant lifestyle that Rochdale has to offer.

This apartment is an excellent opportunity for those looking to embrace the convenience of town centre living while enjoying the comfort of a well-designed home. Don't miss your chance to

# Drake Street, Rochdale, OL16 1BD

£795



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band TBC
- One Well Proportioned Bedroom
- Abundance of Indoor Space
- EPC Rating C
- Ideally Located
- Easy Access To Major Commuter Routes

## Entrance

Hardwood door to hall.

## Hall

15'1 x 9'10 (4.60m x 3.00m)

Electric radiator, smoke alarm, doors to reception room, kitchen, bedroom, shower room and storage.

## Reception Room

12'2 x 9'7 (3.71m x 2.92m)

UPVC double glazed full length window, electric radiator and smoke alarm.

## Kitchen

8'11 x 6'5 (2.72m x 1.96m)

Electric radiator, gloss wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, oven, four ring induction hob, extractor hood, plumbed for washing machine, space for fridge freezer, extractor fan and wood effect flooring.

## Bedroom One

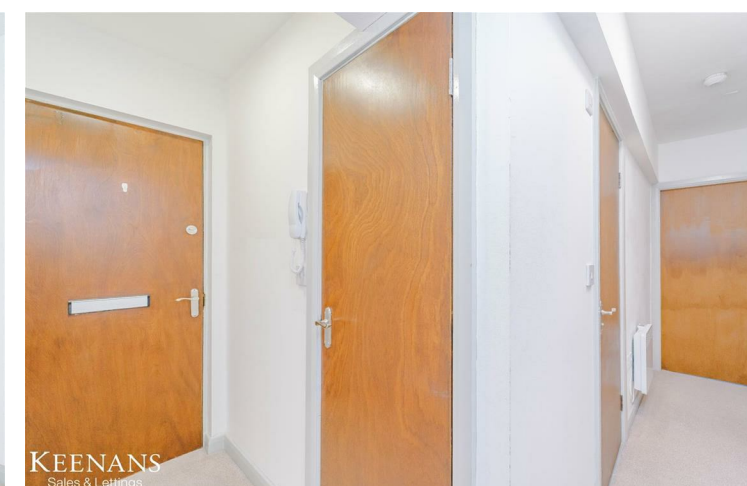
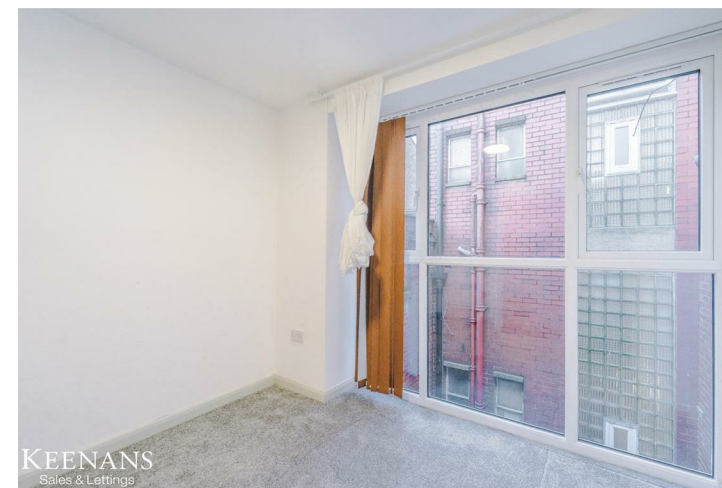
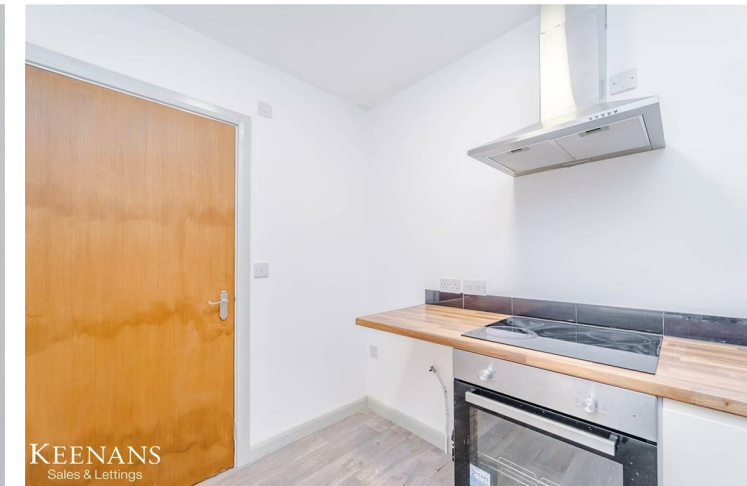
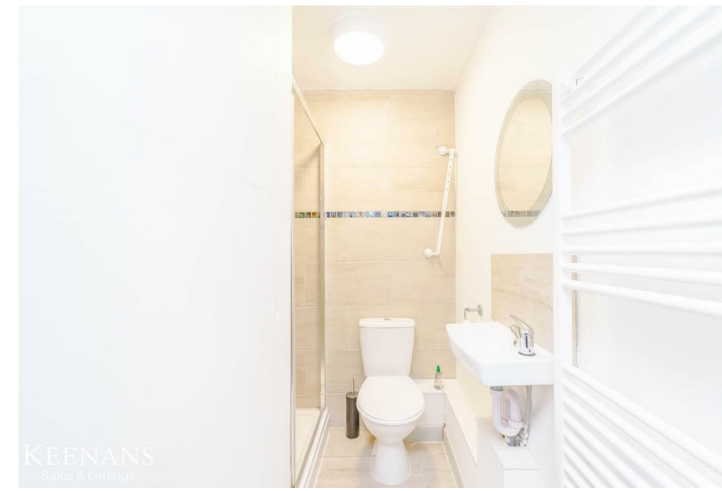
9'10 x 8'7 (3.00m x 2.62m)

UPVC double glazed frosted leaded window, electric radiator and storage.

## Shower Room

6'5 x 5'4 (1.96m x 1.63m)

Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed electric feed shower, extractor fan, part tiled elevation and tiled floor.



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