


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## New Street, Rochdale, OL12 6NS

£250,000

FOUR BEDROOM END TERRACED COTTAGE NOT TO BE MISSED

Welcome to this charming four-bedroom house located on New Street in Rochdale. This spacious home offers a delightful blend of character and modern living, making it an ideal choice for families or those seeking extra room to grow.

As you enter the property, you are greeted by the second reception room, which sets a warm and inviting tone. From here, you can access the main reception room, a large kitchen, and the staircase leading to the first floor. The layout is both practical and welcoming, perfect for entertaining guests or enjoying family time.

The first floor boasts four generously sized bedrooms, providing ample space for relaxation and personalisation. The bathroom is conveniently located upstairs, ensuring easy access for all residents.

One of the standout features of this home is its character. The Georgian-styled windows allow natural light to flood the rooms, creating a bright and airy atmosphere. The bricked feature wall in the main reception room adds a touch of rustic charm, while the brick door openings enhance the property's unique appeal.

# New Street, Rochdale, OL12 6NS

£250,000



- Tenure Leasehold
- Off Road Parking
- Bursting With Potential
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Four Well Proportioned Bedrooms
- Original Features
- EPC Rating D
- Ideal Family Home With Viewing Essential
- Secluded Low Maintenance Garden Space

## Ground Floor

### Entrance

UPVC double glazed door to reception room one.

### Reception Room Two

11'10 x 11'3 (3.61m x 3.43m)

UPVC double glazed circular window, central heating radiator, exposed beams, open archway leading to reception room one, stairs to first floor and door to kitchen. to first floor.

### Reception Room One

23'2 x 12 (7.06m x 3.66m)

Two UPVC double glazed windows, feature stone fireplace and part elevation, open fire, central heating radiator and exposed beams.

### Kitchen

11'3 x 11'2 (3.43m x 3.40m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for free standing oven, plumbing for washing machine, exposed beams and UPVC double glazed door to rear.

## First Floor

### Landing

Central heating radiator, doors to four bedrooms and bathroom.

### Bedroom One

11'4 x 11'10 (3.45m x 3.61m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'4 x 11'10 (3.45m x 3.61m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'11 x 12'11 (2.41m x 3.94m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

8'9 x 7'6 (2.67m x 2.29m)

UPVC double glazed window and central heating radiator.

## Bathroom

11'4 x 4'2 (3.45m x 1.27m)

UPVC double glazed, frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, corner panel bath with mixer tap and rinse head, tiled elevation, extractor fan and tiled floor.

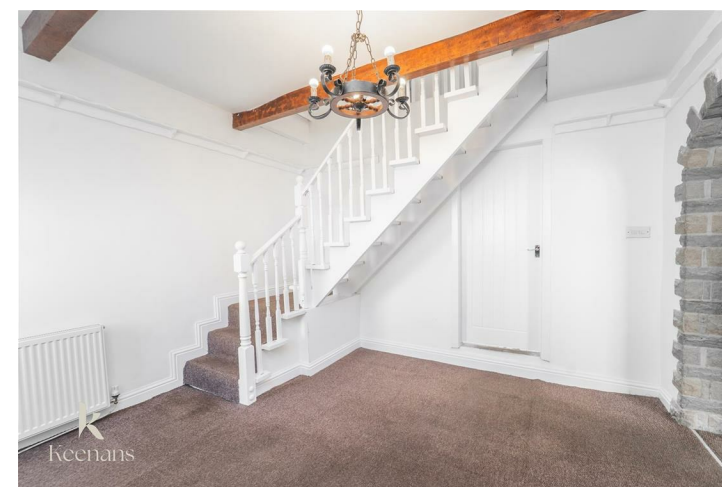
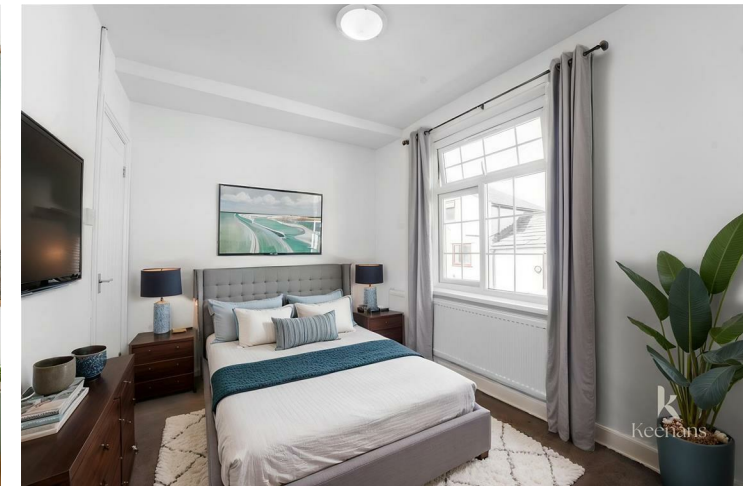
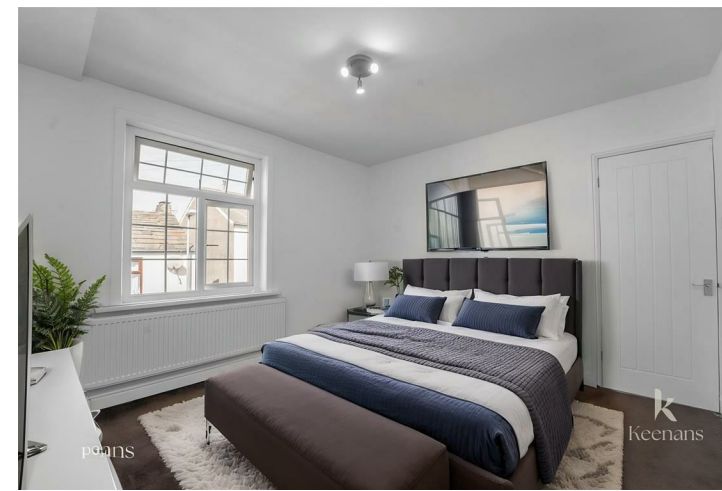
## External

### Rear

Paved concrete slab with flower bedding and benches to enjoy the sun. Access to driveway.

### Front

Private driveway, to the side of property.



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