

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Syke Road, Rochdale, OL12 9TE

£995 Per Month

AN EXQUISITE MID TERRACED PROPERTY

Nestled on Syke Road in Rochdale, this charming two-bedroom house offers an exceptional living experience in one of the most desirable areas of the region. Surrounded by breath-taking views and set in a picturesque setting, this property is a true gem.

Upon entering, you will be greeted by a neutral decoration that creates a warm and inviting atmosphere. The two generously sized bedrooms provide ample space for relaxation and comfort, making it an ideal home for a small family or a professional couple. The contemporary finish throughout the house adds a modern touch, ensuring that you can move in with ease and enjoy your new surroundings from day one.

One of the standout features of this property is its convenient location. While it boasts a semi-rural feel, it is just a stone's throw away from all local amenities, allowing you to enjoy the best of both worlds. Whether you are looking for shops, schools, or recreational facilities, everything you need is within easy reach.

This delightful home is truly not to be missed. With its perfect blend of comfort, style, and location, it presents an excellent opportunity for those seeking a new place to call home. We invite you to come and experience the charm of this property for yourself.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Syke Road, Rochdale, OL12 9TE

£995 Per Month

2 null null C

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen/Dining Area And three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating C
 - Spacious Reception Room
 - Enclosed rear yard space

Ground Floor

Entrance

Composite double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'4 x 2'11 (1.02m x 0.89m)

Meter cupboard, door to the reception room.

Reception Room

14'1 x 13'10 (4.29m x 4.22m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with a tiled hearth and surround, television point, door to the kitchen.

Kitchen

13'10 x 9'4 (4.22m x 2.84m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, marble effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob, integrated dishwasher, space for a fridge and freezer, wood effect Lino flooring, UPVC double glazed frosted door to the utility room, staircase to the first floor.

Utility Room

5'11 x 5'3 (1.80m x 1.60m)

UPVC double glazed window, plumbing for washing machine and dryer, polycarbonate roof, feature wall light, wood effect Lino flooring, UPVC double glazed door to the rear.

First Floor

Landing

6'6 x 5'4 (1.98m x 1.63m)

Smoke alarm, loft hatch, doors to two bedrooms and a half staircase to the bathroom.

Bedroom One

13'10 x 11'9 (4.22m x 3.58m)

UPVC double glazed window, central heating radiator, storage cupboard.

Bedroom Two

11'10 x 8'3 (3.61m x 2.51m)

UPVC double glazed window, central heating radiator, storage cupboard.

Bathroom

5'10 x 5'1 (1.78m x 1.55m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, tiled elevations, spotlights, wood effect Lino flooring.

External

Rear

Enclosed yard with artificial grass.



Tel: 01616960085

www.keenans-estateagents.co.uk