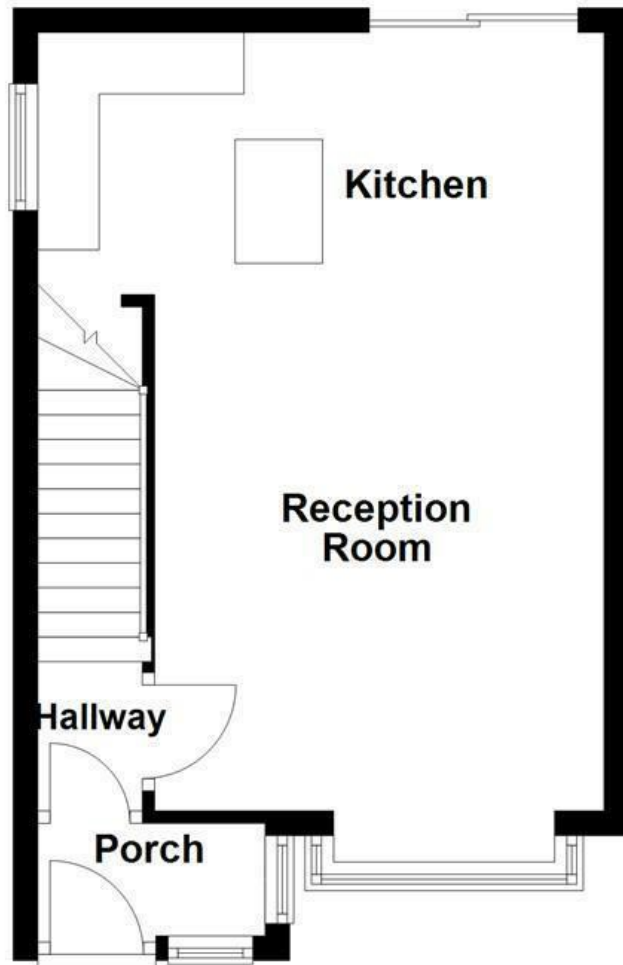


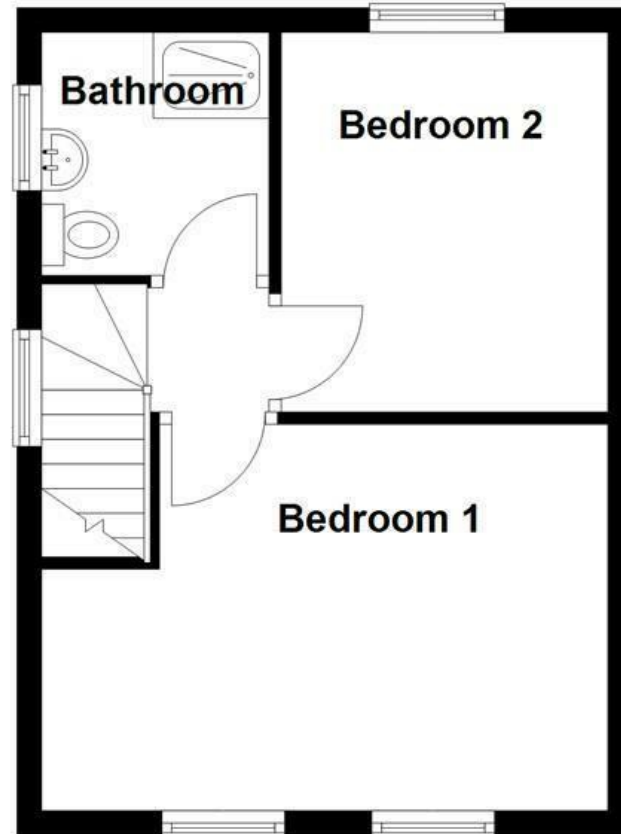
### Ground Floor


Approx. 31.5 sq. metres (338.6 sq. feet)



### First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



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.

## Alder Road, Rochdale, OL11 2PP

### £210,000

A STUNNING TWO BEDROOM SEMI-DETACHED PROPERTY IN ROCHDALE

Nestled on Alder Road in the charming town of Rochdale, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or those seeking to downsize. The property is situated in a fantastic location, offering convenient access to local amenities and essential services, making it an ideal choice for modern living.

This well-maintained home boasts a warm and inviting atmosphere, ensuring comfort for its residents. The layout is thoughtfully designed, providing ample space for relaxation and entertaining. The two bedrooms are generously sized, perfect for accommodating guests or creating a peaceful retreat.

One of the standout features of this property is its excellent transport links into Rochdale, allowing for easy commuting and access to the vibrant town centre. Residents will appreciate the balance of a tranquil residential area while still being close to the hustle and bustle of urban life.

In summary, this semi-detached house on Alder Road is a fantastic opportunity for those looking to make their first step onto the property ladder or for individuals wishing to downsize without compromising on quality. With its well-maintained condition and prime location, this home is sure to attract interest. Do not miss the chance to view this lovely property and envision your future in this welcoming space.

# Alder Road, Rochdale, OL11 2PP

£210,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band A

## Ground Floor

### Entrance Porch

6'1 x 3' (1.85m x 0.91m)

UPVC front entrance door, UPVC double glazed windows and door to the hallway.

### Hallway

7'4 x 3'1 (2.24m x 0.94m)

Smoke alarm, wood effect flooring, stairs to the first floor and door to the reception room.

### Reception Room

12' x 10'8 (3.66m x 3.25m)

UPVC double glazed box bay window, central heating radiator, range of high gloss wall and base units with laminate surfaces, centre island, stainless steel sink with drainer and mixer tap, electric oven in a high rise unit, four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer, boiler, storage cupboard housing the dryer, spotlights and UPVC sliding door to the rear.

## First Floor

### Landing

8'2 x 7'3 (2.49m x 2.21m)

UPVC double glazed window, smoke alarm, loft access and doors to two bedrooms and bathroom.

### Bedroom One

15' x 10'1 (4.57m x 3.07m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two

10'2 x 8'8 (3.10m x 2.64m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bathroom

6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed frosted window, towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, panelled elevations, spotlights, extractor fan and lino flooring.



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