



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(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.

Bury Road, Rochdale, OL11 4EB

£220,000

Situated on Bury Road in Bamford, Rochdale, this beautifully renovated terraced house presents an exceptional opportunity for those seeking a modern and spacious home. Originally designed with two bedrooms, the property has been thoughtfully transformed into a four-bedroom residence, making it ideal for families or those in need of extra space.

Upon entering, you will be greeted by a welcoming reception room that flows seamlessly into the heart of the home. The recent renovations include new wiring throughout, ensuring both safety and efficiency. The highlight of this property is the newly converted lower ground floor, which now serves as a versatile bedroom and additional storage space, complete with heating and lighting for year-round comfort.

The property boasts a well-appointed bathroom, designed with modern fixtures and finishes, catering to the needs of contemporary living. The overall aesthetic is fresh and inviting, making it easy for you to envision your life here.

Situated in a convenient location, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for both first-time buyers and those looking to invest in a rental property. With its blend of modern upgrades and practical living space, this terraced house on Bury Road is a must-see for anyone seeking a stylish and functional home in Rochdale.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Bury Road, Rochdale, OL11 4EB

£220,000

 4  1  2  D

- Four Bedroom Terraced Home
- New Wiring Installed Throughout
- On Street Parking
- Tenure - Leasehold

- Fully Renovated Throughout
- Modern Bathroom Suite
- EPC Rating - D

- Newly Converted Basement Bedroom
- Ideal Family Home Or Investment Opportunity
- Council Tax Band - A

Ground Floor

Reception Room One

12'1" x 12'9" (3.7 x 3.9)

UPVC double glazed window, central heating radiator, electric fire, spotlights, media wall with television point.

Reception Room Two

13'5" x 14'1" (4.1 x 4.3)

UPVC double glazed window, central heating radiator, spotlights, laminate flooring, open to kitchen.

Kitchen

7'6" x 8'6" (2.3 x 2.6)

UPVC double glazed window, shaker style panelled wall and base units, laminate surfaces, stainless steel sink and double draining board with mixer tap, electric hob, integrated double oven, stainless steel extractor hood, under unit lighting, spotlights, smoke alarm, plumbing for washing machine, laminate flooring, UPVC door leading to rear, stairs to basement.

Lower Ground Floor

Cellar/Bedroom Four

12'5" x 12'2" (3.81 x 3.71)

Sliding doors, UPVC double glazed window, sky tunnel, central heating radiator, spotlights, television point.

First Floor

Bathroom

7'1" x 7'8" (2.16 x 2.346)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall walk in shower, extractor fan, tiled elevations, spotlights, tiled effect flooring.

Bedroom One

10'11" x 14'3" (3.35 x 4.358)

UPVC double glazed window, central heating radiator, spotlights.

Bedroom Two

10'3" x 12'10" (3.139 x 3.931)

UPVC double glazed window, central heating radiator, media wall with television point and storage.

Bedroom Three

5'4" x 12'9" (1.64 x 3.9)

UPVC double glazed window, central heating radiator, over door storage.

External

Front

Laid to lawn garden, white stone chippings, path to front door.

Rear

Northern slab patio area, decking area, artificial grass.



Tel: 01706396140

www.keenans-estateagents.co.uk