

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(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.

Ivor Street, Rochdale, OL11 3JA

Offers Over £140,000

AN ENVIABLE END TERRACED PROPERTY WITH DETACHED GARAGE - CASH BUYERS ONLY

Having been well presented and maintained throughout with neutral decoration, two living areas and two double bedrooms, this impressive two bedroom end terraced property is being proudly welcomed to the market in the desirable location of Rochdale. With an open plan kitchen and living space and being a complete blank canvas, this property is the perfect home for any first time buyer or small family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Oldham, Bury and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and a staircase to the first floor. The second reception room leads openly on to a fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. Externally there is an enclosed yard to the rear with access to a fantastic detached garage.

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

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- Tenure - Leasehold
- EPC Rating - D
- Council Tax Band - A
- Two Reception Rooms
- Two Bedrooms
- End Terrace
- Yard To Rear
- Garage

Reception Room One

13'2 x 12'3 (4.01m x 3.73m)

Reception Room Two

15'11 x 14'2 (4.85m x 4.32m)

Kitchen

11'9 x 8' (3.58m x 2.44m)

Bedroom One

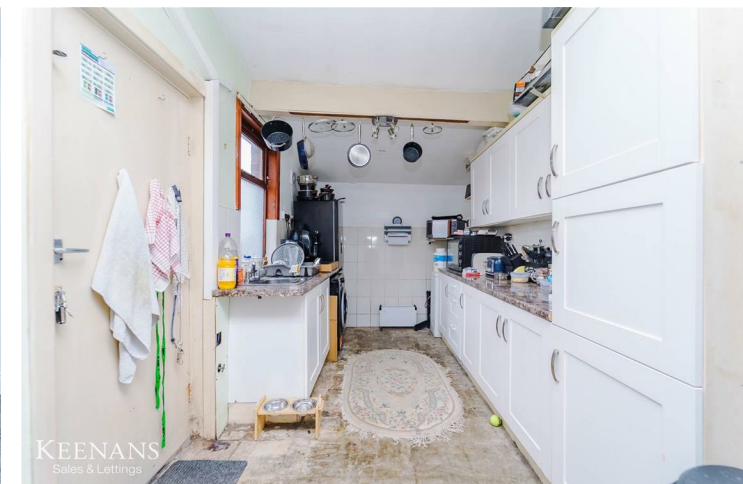
15'11 x 13'2 (4.85m x 4.01m)

Bedroom Two

14'2 x 13 (4.32m x 3.96m)

Family Bathroom

11'4 x 7'7 (3.45m x 2.31m)



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