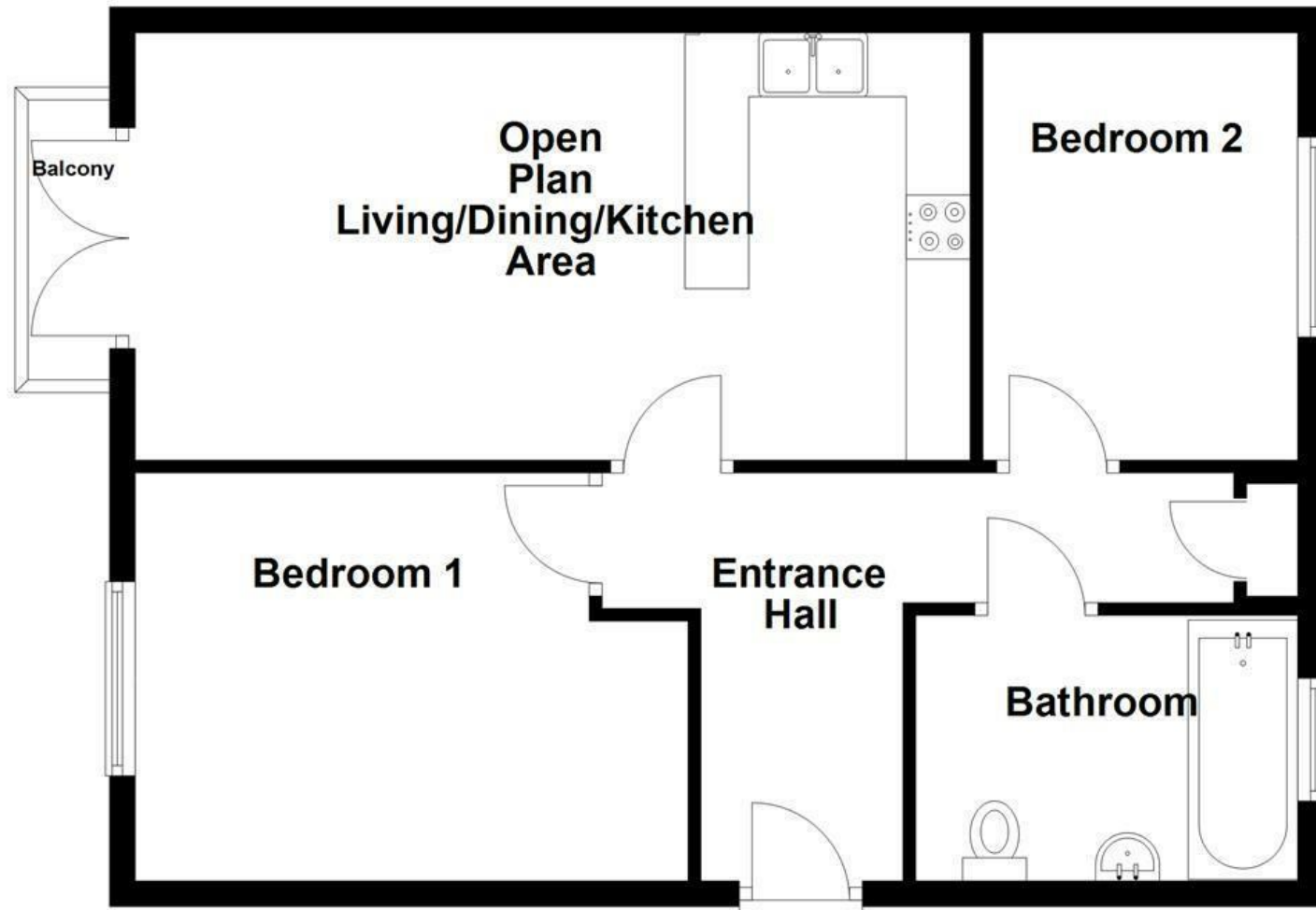


### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(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.

## Dellar Street, Rochdale, OL12 7AN

### Offers In Excess Of £130,000

THE PERFECT INVESTMENT OPPORTUNITY IN PASSMONDS - MID FLOOR FLAT IN A GATED COMMUNITY

Welcome to this stunning two-bedroom flat located on Dellar Fold, Dellar Street in the heart of Passmonds, Rochdale. This well-maintained apartment presents an excellent opportunity for those seeking a prime investment. Currently sold with a tenant in situ, it offers immediate rental income, making it an ideal choice for investors looking to expand their portfolio.

The flat boasts a modern design and is situated in a desirable area, ensuring easy access to local amenities, transport links, and recreational facilities. The spacious layout provides a comfortable living environment, perfect for individuals or small families.

With its appealing features and strategic location, this property is not just a home but a smart investment. Do not miss the chance to acquire this remarkable flat in Rochdale, where convenience meets quality living.

Dellar Street, Rochdale, OL12 7AN

Offers In Excess Of £130,000

 2  1  1  B

- Two Generously Sized Bedrooms
- EPC Rating B
- Secure Off Road Parking
- Easy Access To Major Commuter Routes
- Mid Floor Flat
- Tenure Leasehold
- Open Plan Living/Dining/Kitchen Area
- Council Tax Band B
- Ideal Investment Opportunity
- Modern Three Piece bathroom Suite

**Entrance Hallway**

13'7 x 10'8 (4.14m x 3.25m)

**Open Plan Living/Dining/Kitchen Area**

21'5 x 10'11 (6.53m x 3.33m)

**Bedroom One**

14'2 x 10'6 (4.32m x 3.20m)

**Bedroom Two**

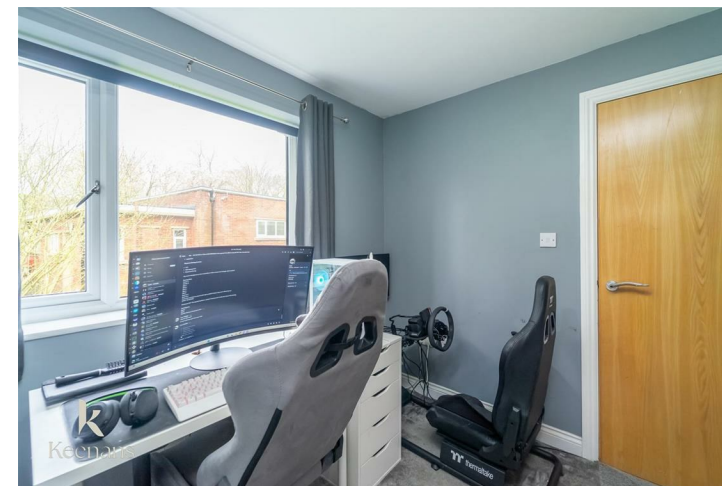
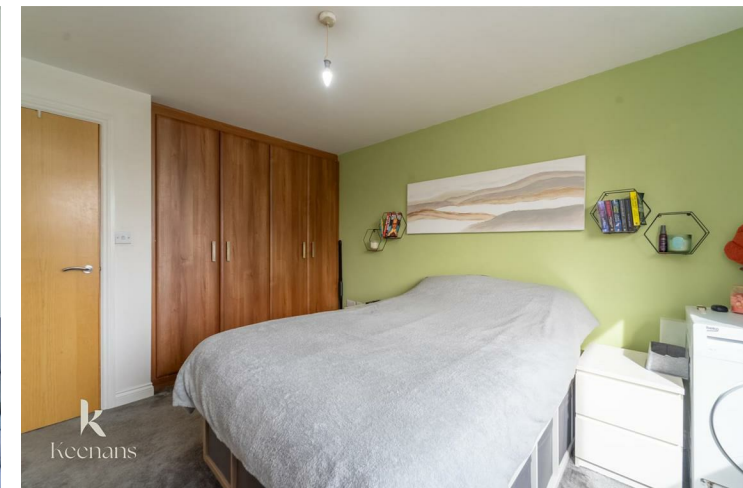
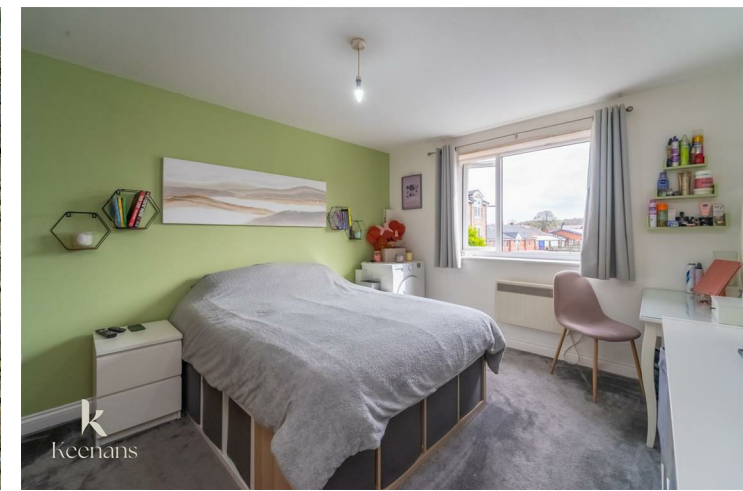
10'11 x 8'0 (3.33m x 2.44m)

**Bathroom**

9'11 x 6'3 (3.02m x 1.91m)

**External**

Secured off road parking and communal gardens.



Tel: 01706396140

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