



Falinge Road, Rochdale, OL12 6RU

£149,000

TWO-BEDROOM APARTMENT IN ROCHDALE

Nestled on Falinge Road in Rochdale, this charming new build apartment offers a modern living experience in a desirable location. Spanning an impressive 646 square feet, the property was constructed in 2006 and boasts contemporary design features that cater to today's lifestyle.

The apartment comprises two generously sized double bedrooms, providing ample space for relaxation and rest. One of the bedrooms benefits from an ensuite shower room, adding a touch of convenience and privacy. The spacious living and dining area is seamlessly connected to the kitchen, creating an inviting atmosphere perfect for entertaining guests or enjoying quiet evenings at home.

This property is ideal for those seeking a comfortable and stylish living space in a vibrant community. With its modern amenities and thoughtful layout, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this delightful apartment your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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		

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- Tenure Leasehold
 - Allocated Parking
 - Ideal Property For Downsize Living
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating C
 - Open Plan Living/Kitchen Area
 - Close Proximity To Local Amenities

Entrance vestibule
5'6 x 4'9 (1.68m x 1.45m)

Open Plan Living/Kitchen Area
22'10 x 11'6 (6.96m x 3.51m)

Inner Hall
5'10 x 3'8 (1.78m x 1.12m)

Bedroom One
15'10 x 10'9 (4.83m x 3.28m)

En Suite
5'6 x 5'2 (1.68m x 1.57m)

Bedroom Two
11'6 x 7'5 (3.51m x 2.26m)

Bathroom
6'8 x 5'7 (2.03m x 1.70m)

