



406 Rochdale Road Oldham, OL2 7PF

This beautifully presented two-bedroom terraced home is perfectly situated on Rochdale Road in the sought-after area of High Crompton, Shaw. The property offers both comfort and convenience. The ground floor boasts a bright and spacious open-plan lounge and dining area, creating a welcoming space ideal for both relaxing and entertaining. To the rear, a modern fitted kitchen provides ample storage and workspace, catering perfectly to modern living. Upstairs, the property offers a generous master bedroom, a well-proportioned second bedroom, and a contemporary three-piece family bathroom. A further staircase leads to an additional versatile room on the upper floor, complete with a Velux window. To the rear you have a private walled garden area with off road parking. A fantastic opportunity for first-time buyers, small families, or investors.



Terraced

Back garden

Two Bedroom

Spacious Master Bedroom

Open Plan Living and Dining Area

Front Garden

Spacious Attic Room

Off Road Parking to Rear

£179,950

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Living Room 13' 1" x 13' 10" (3.98m x 4.22m)
Spacious Living room leading into open plan dining area

Dining area 3' 0" x 3' 0" (0.91m x 0.91m)

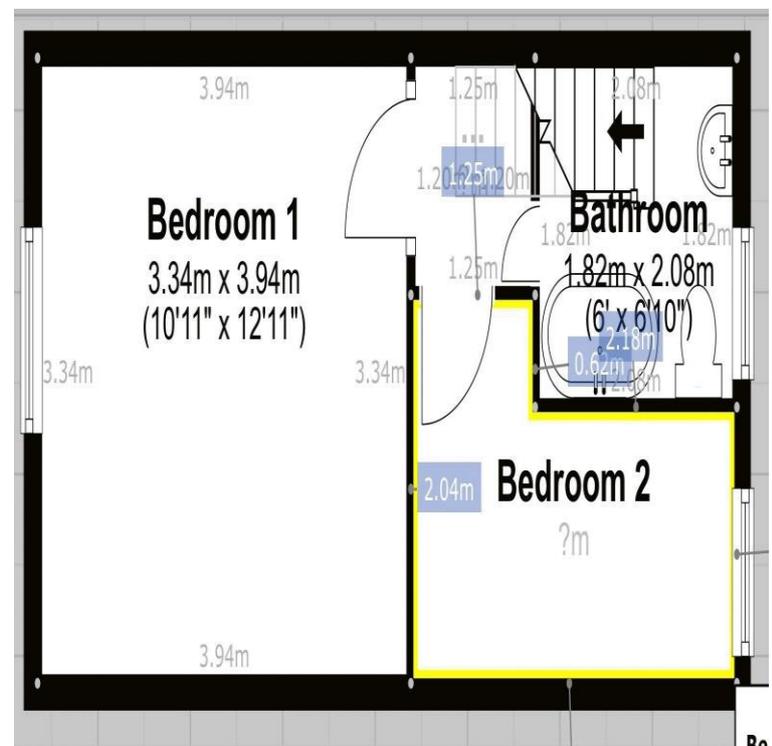
Kitchen 9' 1" x 6' 10" (2.77m x 2.08m)

Bedroom 1 12' 11" x 13' 11" (3.94m x 4.24m)
Large master bedroom

Bedroom 2
spacious 2nd bedroom

attic room 18' 1" x 13' 11" (5.52m x 4.24m)
Spacious Attic Room with velux window

Family Bathroom 6' 11" x 7' 1" (2.11m x 2.15m)
family bathroom



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

