



Filey Street, Rochdale, OL16 2PL

Offers In Excess Of £160,000

ENVIABLE THREE BEDROOM TERRACED PROPERTY NOT TO BE MISSED
Situated on Filey Street in the town of Rochdale, this delightful terraced house presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The fitted kitchen, designed with functionality in mind, seamlessly connects to a garden room, creating a lovely flow between indoor and outdoor living. This area is ideal for enjoying morning coffee or hosting gatherings with friends and family.

The lower ground floor leads to a cellar equipped with power and lighting, offering additional storage or potential for further development, depending on your needs.

Outside, the rear garden, outdoor space is perfect for alfresco dining or simply unwinding in the fresh air, making it a wonderful extension of your living area.

Overall, this property combines comfort, practicality, and a touch of charm, making it a fantastic choice for those looking to establish their first home in a friendly community. Don't miss the chance to make this lovely house your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	82
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Enclosed Paved Garden
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Ideal First Time Buy
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite frosted door to entrance hall.

Entrance Hall

3'8 x 3'5 (1.12m x 1.04m)

Central heating radiator, stairs to first floor, door to reception room and tiled floor.

Reception Room

19' x 14'9 (5.79m x 4.50m)

Two UPVC double glazed windows, central heating radiator, Welsh slate fireplace, door to lower ground floor to cellar, ceiling rose, picture rail, two feature wall lights, electric fire with decorative surround, door to kitchen and wood effect laminate flooring.

Kitchen

14'4 x 6'1 (4.37m x 1.85m)

UPVC double glazed window, open arch to garden room, Coving, panel wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, four ring gas hob, electric oven, extractor hood, plumbed for washing machine, space for fridge freezer, integrated dishwasher, Vokera boiler, under arch spotlights, part tiled elevation and tiled floor.

Garden Room

8'3 x 6'10 (2.51m x 2.08m)

Two UPVC double glazed windows, two UPVC double glazed frosted windows, polycarbonate roof, central heating radiator, part tiled elevation, tiled floor and UPVC double glazed sliding doors to rear.

Lower Ground Floor

Cellar

6'3 x 5'8 (1.91m x 1.73m)

Storage, power and meters.

First Floor

Landing

7' x 6'1 (2.13m x 1.85m)

UPVC frosted window, central heating radiator, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

12'3 x 8'4 (3.73m x 2.54m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

13'1 x 8'9 (3.99m x 2.67m)

UPVC double glazed window, central heating radiator and ceiling rose.

Bedroom Three

9'11 x 5'6 (3.02m x 1.68m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

7'8 x 5'11 (2.34m x 1.80m)

UPVC double glazed window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, corner bath with mixer tap, overhead direct feed shower, tiled elevation, tiled floor, wood cladding to ceiling, spotlights and storage.

External

Rear

Enclosed paved tiered garden.

