



pearson  
ferrier®



17 CRESCENT ROAD  
Rochdale, OL11 3LF  
£195,000

# 17 CRESCENT ROAD

## Property at a glance

- EXTENDED SEMI-DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- GARAGE & DRIVEWAY
- IN NEED OF REFURBISHMENT
- SOLD AS SEEN

Welcome to this charming semi-detached house located on Crescent Road in Rochdale. This property offers a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, there is ample space for both relaxation and entertaining guests. The three well-proportioned bedrooms provide comfortable living quarters for families or individuals alike.

The house features a single bathroom, which is conveniently situated to serve the needs of the household. While the property is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. Cash buyers only due to presence of Japanese Knotweed.

Situated in a desirable area, this home is close to local amenities, schools, and parks, making it an ideal choice for families. With a little vision and effort, this property can be transformed into a stunning residence that reflects your personal touch.

Do not miss the chance to explore the potential this semi-detached house has to offer. It is a perfect canvas for those looking to invest in a property with character and the opportunity for improvement.

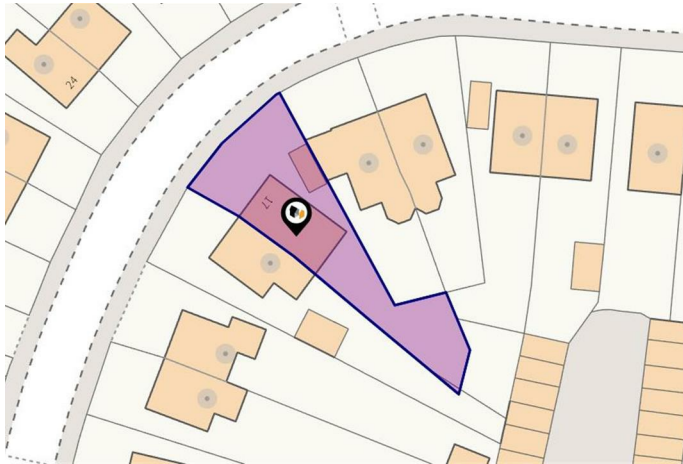
Tenure - Leasehold - 999 years from 20 June 1938

Ground Rent - tbc

EPC- D

Council Tax Band -C





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