



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

### Public Notice

Address: 17 Crescent Road, Rochdale, OL11 3LF

We are acting in the sale of the above property and have received an offer of £184,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 14/01/26

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.

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

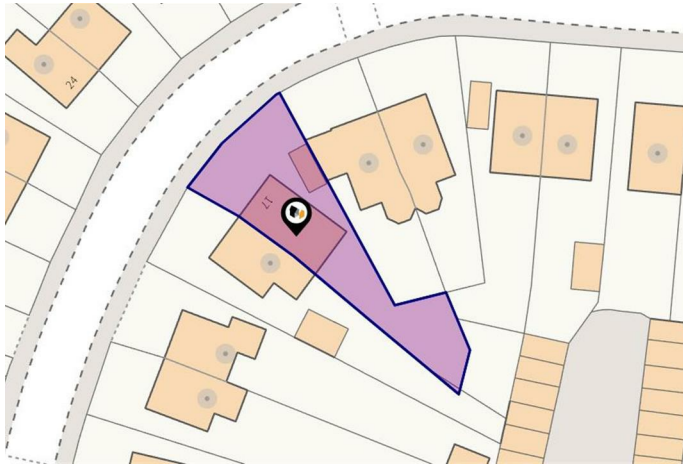
Ground Rent - tbc

EPC- D

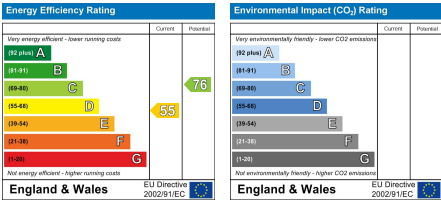
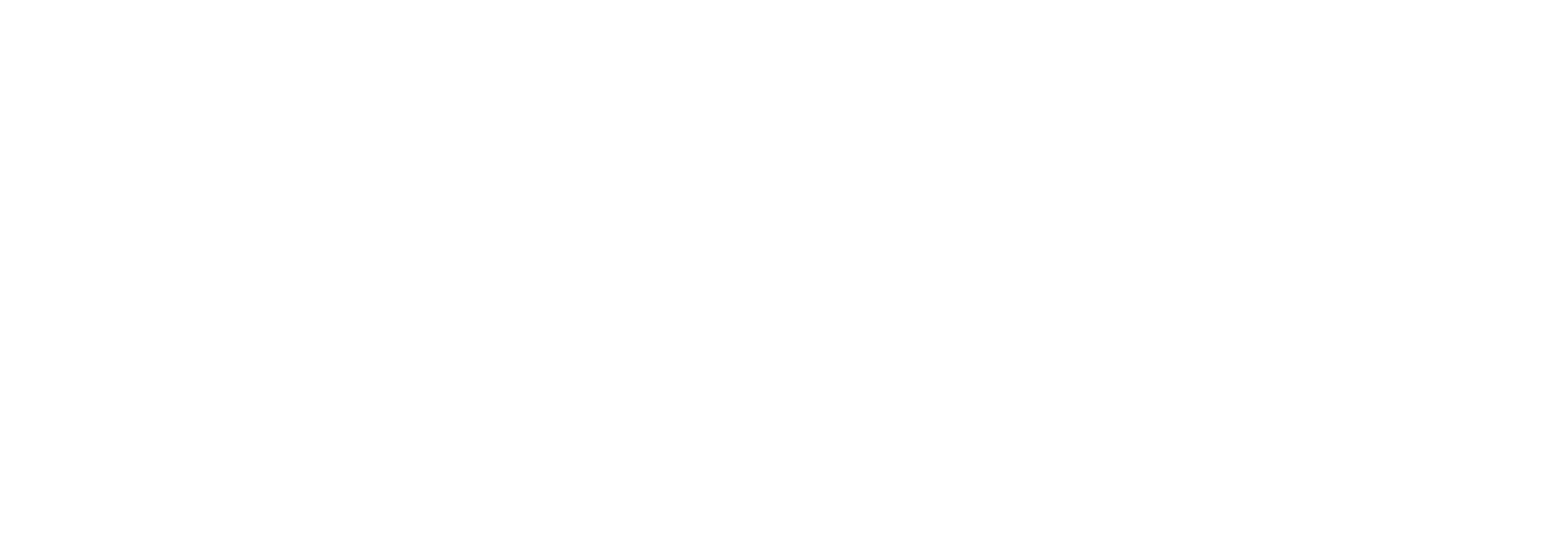
Council Tax Band -C











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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

