



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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## Store Street, Rochdale, OL11 5SR

### £950

SPACIOUS TWO BEDROOM END TERRACED PROPERTY NEW TO THE RENTAL MARKET

Welcome to this charming end-terraced house located on Store Street in Rochdale. This delightful property boasts two generously sized bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

As you enter, you will be greeted by a light and airy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen and dining area are well-equipped, offering a functional space for cooking and enjoying meals with family and friends.

The modern wet room adds a touch of contemporary style and convenience, ensuring that your daily routines are both comfortable and efficient.

Outside, the enclosed rear garden space offers a private retreat where you can unwind, garden, or enjoy outdoor activities. This property combines practicality with a homely feel, making it a wonderful place to call home.

With its excellent location and appealing features, this end-terraced house is a fantastic opportunity for those looking to settle in Rochdale. Don't miss your chance to view this lovely property.

# Store Street, Rochdale, OL11 5SR

£950



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band B
- Two Generously Sized Bedrooms
- Enclosed Ample Rear Garden Space
- EPC Rating D
- Fitted Kitchen/Dining Area And Wet Room
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite door to reception room.

### Reception Room

15'4 x 13'10 (4.67m x 4.22m)

UPVC double glazed window, central heating radiator, smoke alarm, electric fire, two feature wall lights, door to kitchen/dining area, stairs to first floor and under stairs storage.

### Kitchen/Dining Area

15'5 x 10'4 (4.70m x 3.15m)

Two UPVC double glazed windows, central heating radiator, wall and base units, marble effect work top, tiled splash back, composite sink and drainer with mixer tap, integrated dishwasher and fridge freezer, plumbed for washing machine, oven, four ring gas hob, extractor hood, spotlights, wood effect laminate flooring and composite double glazed door to rear.

## First Floor

### Landing

5'9 x 5'7 (1.75m x 1.70m)

Central heating radiator, smoke alarm, loft access, doors to two bedrooms and wet room.

### Bedroom One

12'4 x 10'11 (3.76m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

13'6 x 9'1 (4.11m x 2.77m)

Two UPVC double glazed windows and central heating radiator.

### Wetroom

7'9 x 7'4 (2.36m x 2.24m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower and rise head, tiled elevation, extractor fan, spotlights and tiled floor.

## External

### Rear

Enclosed garden with Indian stone paving and artificial grass.



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