



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>70</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Crown Street, Rochdale, OL16 5LQ

### £850

TWO BEDROOM MID TERRACE TO RENT IN ROCHDALE

We welcome to the rental market Crown Street, Rochdale, a charming location for this delightful mid-terrace property which has just undergone a recent mini refurb. As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests.

This property boasts two lovely bedrooms, ideal for a small family or couple in need of a guest room or home office. The three-piece bathroom suite ensures convenience and comfort for all residents and a good size kitchen diner. Also as an enclosed rear yard.

Don't miss out on the opportunity to rent this charming mid-terrace house in Rochdale. Book a viewing today by contacting our Lettings team at your earliest convenience.



# Crown Street, Rochdale, OL16 5LQ

## £850

 **2**  **1**  **1**  **C**

- Terraced Property
- Fitted Kitchen
- Close Proximity to Local Amenities
- Excellent Transport and Commuter Routes
- Two Bedrooms
- Spacious Reception Room
- Council Tax Band: A
- Three Piece Bathroom
- Enclosed Rear Yard
- EPC Rating: C

### Ground Floor

#### Vestibule

4'5 x 3'9 (1.35m x 1.14m)

UPVC entrance door, wood effect flooring and door to reception room.

#### Reception Room

14'7 x 13'10 (4.45m x 4.22m)

UPVC double glazed window, central heating radiator, TV point and door to kitchen.

#### Kitchen

11'11 x 8'2 (3.63m x 2.49m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, tiled splash back, plumbing for washing machine, space for American style fridge freezer, laminate flooring, stairs to first floor and UPVC door to rear.

### First Floor

#### Landing

7'4 x 3'2 (2.24m x 0.97m)

Doors to two bedrooms and bathroom.

#### Bedroom One

14'8 x 10'11 (4.47m x 3.33m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'8 x 6'10 (3.25m x 2.08m)

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

#### Bathroom

7'2 x 4'4 (2.18m x 1.32m)

UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed shower over, extractor fan, part tiled elevation, part PVC clad elevation and tile effect flooring.

### External

#### Rear

Enclosed yard, storage shed and gated access to rear street.

### NEED A MORTGAGE?

We'll look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

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Your home may be repossessed if you do not keep up repayments on your mortgage.



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