



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>74</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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## Bower Avenue, Rochdale, OL12 9UH

### £1,100

BRIGHT THREE BEDROOM TERRACE PROPERTY NEW TO THE RENTAL MARKET!

Welcome to this charming three-bedroom end terrace house located on Bower Avenue in Rochdale. This delightful property boasts modern decor throughout, providing a fresh and inviting atmosphere for its new occupants.

Upon entering, you will find a spacious lounge that offers a comfortable space for relaxation and entertainment. The well-appointed kitchen diner is perfect for family meals and gatherings, ensuring that you have ample room to enjoy culinary delights. The property also features a convenient downstairs WC, adding to the practicality of the layout.

Upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is well-equipped, catering to all your needs. The low-maintenance rear garden is an excellent addition, providing a private outdoor space for enjoying the fresh air or hosting summer barbecues.

Situated in a great location, this property is close to local amenities, making it ideal for families and professionals alike. With its modern features and convenient layout. To book a viewing or for further information please contact our Lettings team at your earliest convenience.



Bower Avenue, Rochdale, OL12 9UH

£1,100

**3**

**1**

**1**

**C**

- Mid Terrace Property
  - Modern Fitted Dining Kitchen
  - On Street Parking
  - EPC Rating C
- Three Bedrooms
  - Complete Blank Canvas
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Low Maintenance Externals
  - Council Tax Band A

Ground Floor

Kitchen/Dining Area

17'9 x 10'11 (5.41m x 3.33m)  
UPVC front door, two UPVC double glazed windows, central heating radiator, range of matte wall and base units with marble effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated dishwasher, space for fridge freezer, plumbing for washing machine, boiler enclosed, tiled flooring, doors to storage and hall.

Hall

20'11 x 6'2 (6.38m x 1.88m )  
Central heating radiator, smoke detector, under stairs storage, tiled flooring, doors leading to WC, reception room, store and stairs to first floor.

WC

4'9 x 2'5 (1.45m x 0.74m )  
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, partially tiled elevations and tiled flooring.

Reception Room

12'7 x 11'3 (3.84m x 3.43m )  
UPVC double glazed window, central heating radiator and tiled flooring.

First Floor

Landing

11'8 x 6'0 (3.56m x 1.83m)  
Loft access, wood effect flooring, doors leading to three bedrooms, bathroom and storage.

Bedroom One

14'8 x 11'9 (4.47m x 3.58m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

11'6 x 11'1 (3.51m x 3.38m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

8'9 x 8'6 (2.67m x 2.59m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

6'5 x 5'6 (1.96m x 1.68m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed shower, tiled elevations and tiled flooring.

External

Rear

Paved garden with slate chippings.

Front

Paved garden.

