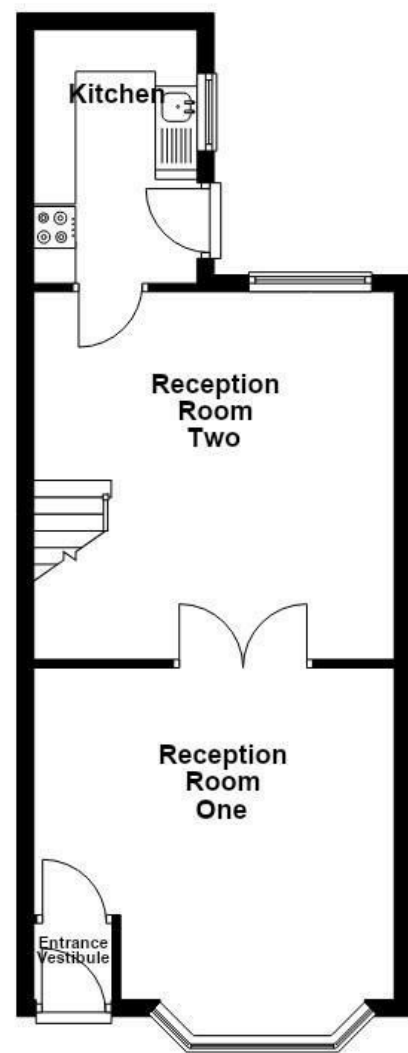
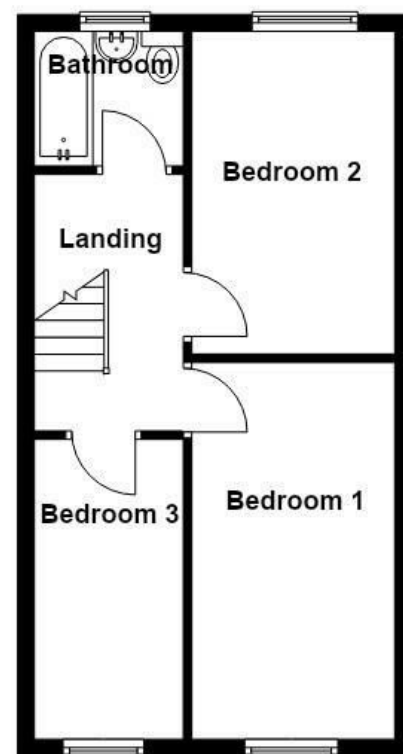


Ground Floor



First Floor



Reservoir Street, Rochdale, OL16 2XH

£175,000

THREE BEDROOM MID TERRACE PROPERTY WITH VIEWING ESSENTIAL

Nestled on Reservoir Street in the town of Rochdale, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Spanning an impressive 926 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by two spacious reception rooms that offer a versatile layout, perfect for both relaxation and entertaining. The fitted kitchen provides a functional space for culinary pursuits, while the three-piece bathroom suite ensures convenience for daily living.

The property is a blank canvas, allowing new owners to infuse their personal style and preferences, creating a home that truly reflects their taste. Additionally, the enclosed rear yard space offers a private outdoor area, perfect for enjoying the fresh air or hosting gatherings.

With its prime location and ample living space, this mid-terrace house on Reservoir Street is a fantastic prospect for anyone looking to establish themselves in Rochdale. Don't miss the chance to make this property your own.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Reservoir Street, Rochdale, OL16 2XH

£175,000

3 1 2 C

- Tenure Freehold
 - On Street Parking
 - Bursting With Potential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Ample Indoor Space
- EPC Rating C
 - Ideal First Time Buy Or investment Opportunity
 - Enclosed rear Yard space

Ground Floor

Entrance Vestibule

3'1 x 3' (0.94m x 0.91m)

Reception Room One

14'2 x 13' (4.32m x 3.96m)

Reception Room Two

14'5 x 14'2 (4.39m x 4.32m)

Kitchen

9'11 x 6'4 (3.02m x 1.93m)

Conservatory

9'11 x 8' (3.02m x 2.44m)

First floor

Landing

10' x 5'11 (3.05m x 1.80m)

Bedroom One

15'2 x 7'11 (4.62m x 2.41m)

Bedroom Two

12'8 x 7'11 (3.86m x 2.41m)

Bedroom Three

12'4 x 5'10 (3.76m x 1.78m)

Bathroom

5'11 x 5'3 (1.80m x 1.60m)

External

Front

Enclosed paved courtyard.

Rear

Enclosed paved yard.



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