



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(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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Law Street, Rochdale, OL11 4PX

£140,000

PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on Law Street in the charming town of Rochdale, this mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts a generously proportioned living room, perfect for relaxation and entertaining. With two spacious double bedrooms, there is ample room for comfort and privacy.

The open kitchen and dining area create a welcoming space for family meals and gatherings, while the converted cellar offers additional versatility, whether for storage or as a hobby room. The low maintenance exteriors ensure that you can spend more time enjoying your home rather than worrying about upkeep.

Conveniently located, this property provides easy access to local amenities and commuter routes, making it an ideal choice for those who value both comfort and practicality. This delightful home is ready to welcome its new owners, offering a blend of space, convenience, and potential. Don't miss the chance to make this property your own.

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Law Street, Rochdale, OL11 4PX

£140,000

 **2**  **1**  **1**  **D**

- Mid Terrace Property
 - Versatile Cellar
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'3 x 3'3 (0.99m x 0.99m)
UPVC double glazed front door and door to reception room.

Reception Room

13'9 x 12'5 (4.19m x 3.78m)
UPVC double glazed window, central heating radiator, living flame gas fire, wood effect flooring and door to inner hall.

Inner Hall

Door to kitchen and stairs to first floor.

Kitchen

13'3 x 12'2 (4.04m x 3.71m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, wall mounted boiler, wood effect flooring, door to stairs to lower ground floor and UPVC double glazed door to rear.

Lower Ground Floor

Cellar

13'0 x 11'11 (3.96m x 3.63m)
UPVC double glazed window, central heating radiator, meters and wood effect flooring.

First Floor

Landing

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'9 x 9'7 (4.19m x 2.92m)
UPVC double glazed window and central heating radiator.

Bedroom Two

15'2 x 7'8 (4.62m x 2.34m)
UPVC double glazed window and central heating radiator.

Bathroom

12'2 x 5'1 (3.71m x 1.55m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, partially tiled elevations, fitted storage and tiled flooring.

External

Rear

Paved yard.



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