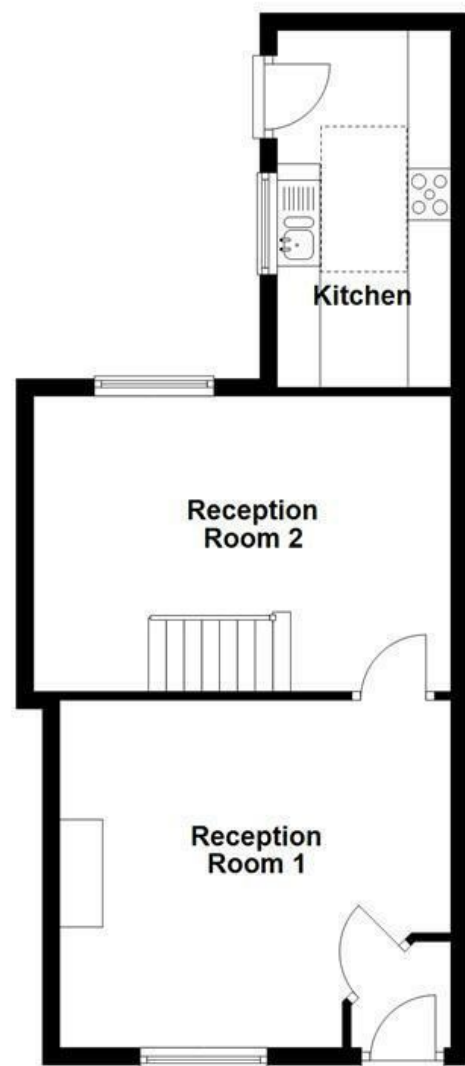
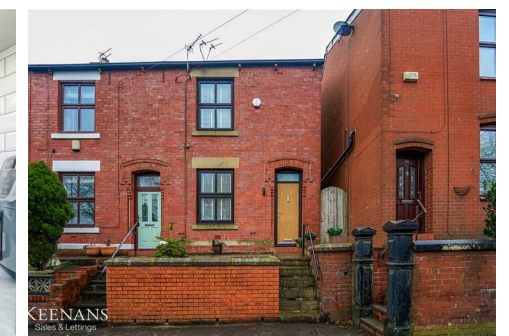


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bury Road, Rochdale, OL11 4BB

### Offers Over £200,000

AN EXCEPTIONAL END TERRACED PROPERTY

Having undergone a full transformation with the highest quality finish, immaculate presentation and flowing internally with character and charm, this exceptional two bedroom end terraced property is being proudly welcomed to the market in the desirable location of Rochdale. Offering stylish interiors, modern fixtures and fittings and having been beautifully presented with no details missed and being a credit to the current owner, this property has been transformed into a luxurious and contemporary home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Rochdale centre and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a second reception room which provides access on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear and garden to the front.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.



# Bury Road, Rochdale, OL11 4BB

## Offers Over £200,000



- Stunning End Terrace Property
  - Contemporary Fitted Kitchen
  - Enclosed Yard and Access to Rented Garden
  - EPC Rating TBC
- Two Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Move-in Ready
  - Council Tax Band B

**Ground Floor** Tiered forecourt with paving and stone chippings.

**Entrance Vestibule**  
4'1 x 3'10 (1.24m x 1.17m)  
Composite front door, meter cupboard, integrated shelving and door to reception room one.

**Reception Room One**  
14'11 x 13'3 (4.55m x 4.04m )  
UPVC double glazed window, central heating radiator, integrated alcove shelving, television point, fireplace and door to reception room two.

**Reception Room Two**  
15'11 x 11'3 (4.85m x 3.43m )  
UPVC double glazed window, central heating radiator, wood panel elevation, television point, dado rail, wood effect laminate flooring and door to kitchen.

**Kitchen**  
13'8 x 6'8 (4.17m x 2.03m)  
UPVC double glazed window, skylight, upright central heating radiator, range of mixed wall and base units with granite effect work surfaces, plastic tiled effect splashback, composite granite coated one and a half bowl sink and drainer with mixer tap, integrated electric Bosch oven and combi microwave, integrated five ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, boiler, under unit lighting, four feature wall lights, tiled effect lino flooring and UPVC double glazed frosted door to rear.

### First Floor

**Landing**  
8'1 x 5'7 (2.46m x 1.70m )  
Coving, loft access, pendant lighting, doors leading to two bedrooms and sliding door to bathroom.

**Bedroom One**  
14'11 x 13'3 (4.55m x 4.04m )  
UPVC double glazed window, central heating radiator, electric heater, wood panel elevation, coving and television point.

**Bedroom Two**  
11'3 x 7'5 (3.43m x 2.26m)  
UPVC double glazed window, central heating radiator and integrated wardrobes.

**Bathroom**  
8'1 x 5'5 (2.46m x 1.65m )  
UPVC double glazed frosted window, central heating radiator, L-shaped panel bath with mixer tap, direct feed rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, integrated mirror and tiled flooring.

### External

**Rear**  
Enclosed yard with access to rented garden.

### Front



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