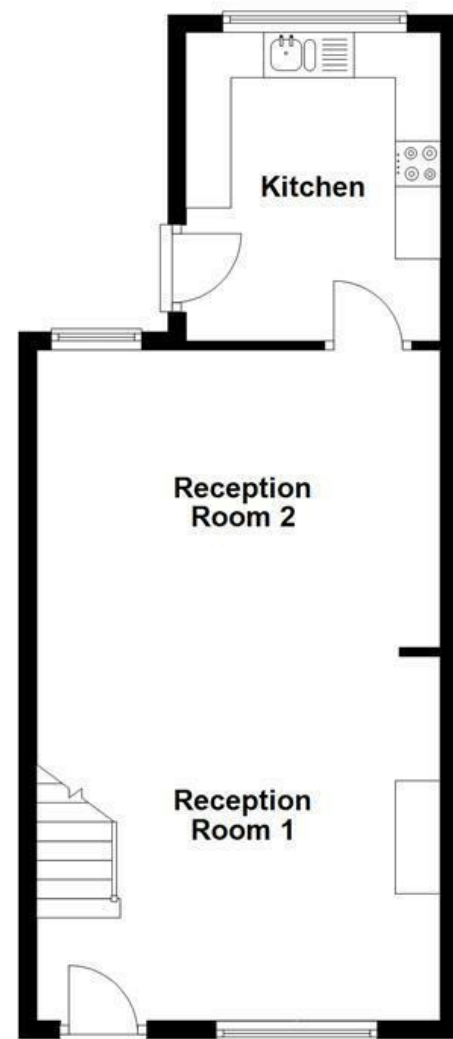
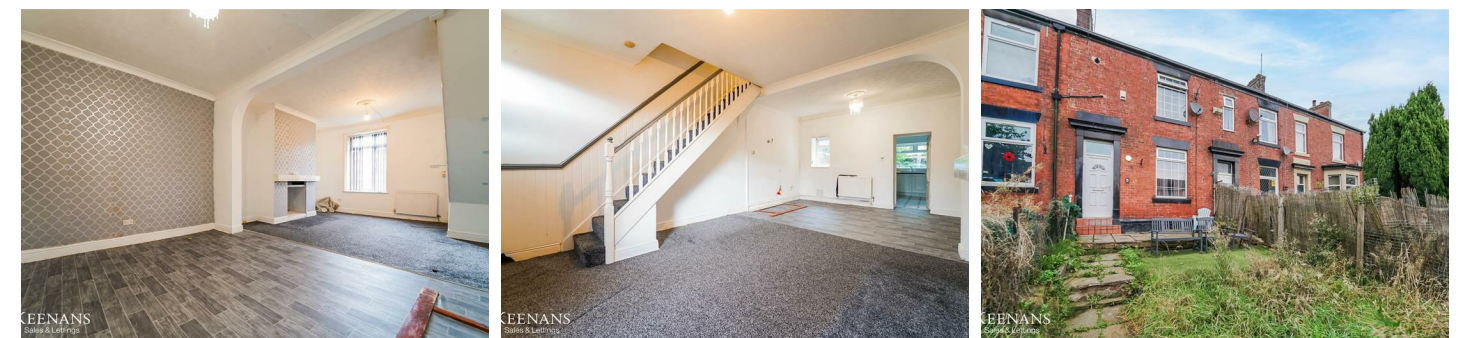
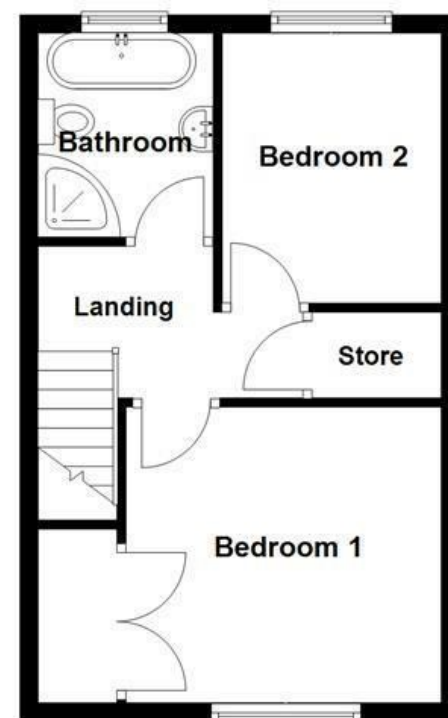


Ground Floor



First Floor



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		
	58	79
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.

Bond Street, Rochdale, OL12 9SU

Offers Over £130,000

SPACIOUS HOME FULL OF POTENTIAL

Welcome to this charming mid-terrace house located on Bond Street in the lovely area of Rochdale. This property boasts two cosy bedrooms, a bright reception room, and a well-appointed bathroom.

One of the standout features of this house is its great potential for development, allowing you to put your own stamp on it and create the home of your dreams. The spacious reception rooms offer plenty of room for entertaining guests or simply relaxing with your family.

Nestled on an out-of-the-way road, this property provides a peaceful and private setting, perfect for those seeking a tranquil environment. The spacious front garden plot is a blank canvas waiting for your green fingers to transform it into a beautiful outdoor space.

Conveniently located, this house offers easy access to local amenities, ensuring that everything you need is just a stone's throw away. Additionally, the nearby local park provides a great opportunity for leisurely strolls or picnics on sunny days.

Don't miss out on the chance to own this delightful property with so much potential. Book a viewing today and start envisioning the possibilities that this house has to offer.

Bond Street, Rochdale, OL12 9SU

Offers Over £130,000

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

- Mid Terrace Property
 - Fitted Kitchen
 - Enclosed Yards to Front and Rear
 - EPC Rating D
- Two Bedrooms
 - Spacious Interiors
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Bursting with Potential
 - Council Tax Band A

Ground Floor

Reception Room One

14'8 x 13'2 (4.47m x 4.01m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, coving, ceiling rose, feature fireplace with wooden mantel, open access to reception room two and stairs to first floor.

Reception Room Two

14'7 x 10'10 (4.45m x 3.30m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, wood effect flooring, door to kitchen and stairs to lower ground floor.

Kitchen

11'2 x 9'3 (3.40m x 2.82m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC door to rear.

First Floor

Landing

9'11 x 5'4 (3.02m x 1.63m)

Loft access, dado rail, doors to two bedrooms, bathroom and storage.

Bedroom One

10'5 x 10'3 (3.18m x 3.12m)

UPVC double glazed window, central heating radiator, coving, dado rail and fitted wardrobe.

Bedroom Two

9'10 x 8'0 (3.00m x 2.44m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'5 x 6'4 (2.26m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, freestanding bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, corner direct feed shower enclosed, tiled elevations and laminate flooring.

External

Rear

Enclosed paved yard with gated to shared access,

Front

Enclosed paved yard with artificial lawn.



Tel: 01706396140

www.keenans-estateagents.co.uk