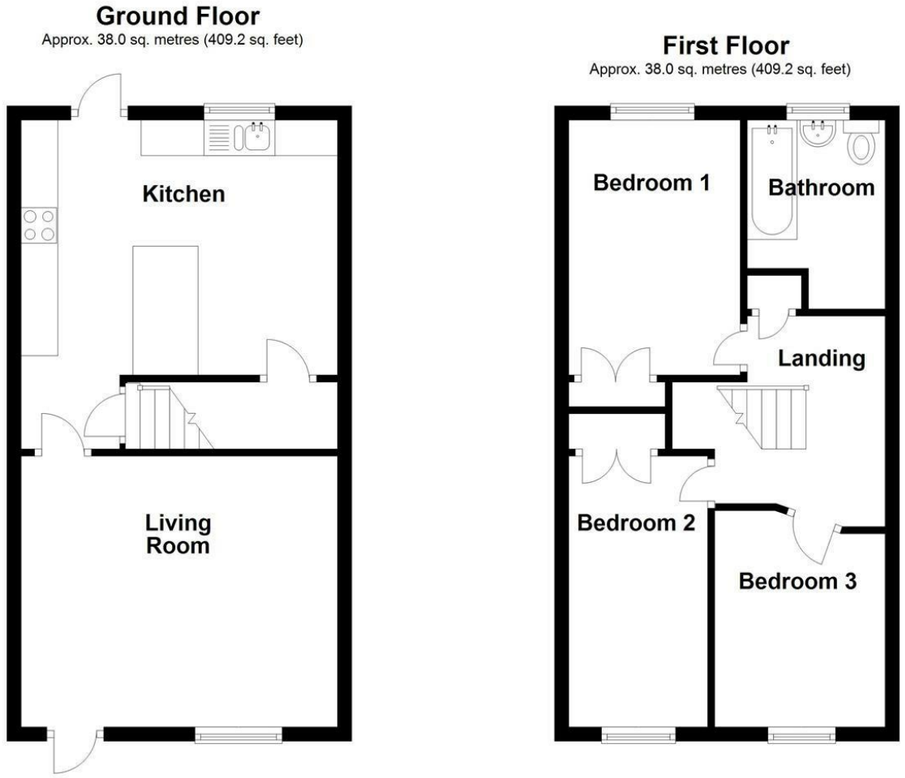
Keenans

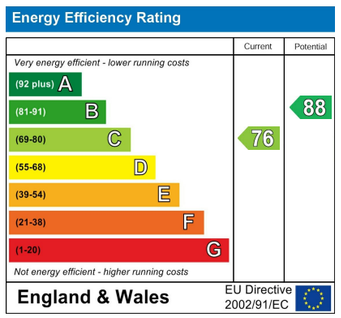












Maud Street, Rochdale, OL12 0EL

£135,000

AMAZING BUY-TO-LET OPPORUNITY - THREE BEDROOM MID TERRACED

Keenans are delighted to bring this three bedroom mid terraced property to the market. This property is being sold with a tenant in situ, currently achieving £900.00 pcm rental income. The property is well located for popular bus links and commuter routes. Boasting three bedrooms, a three piece bathroom suite, a bright and airy living room, a fitted kitchen and a rear, enclosed yard. On street parking available.

For investors looking to expand their portfolio, this is a fantastic opportunity.

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.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Maud Street, Rochdale, OL12 0EL

£135,000

3 1 1 C

- Tenure Leasehold
- Three Piece Bathroom Suite
- Close Proximity To The Town Centre
- Council Tax Band A
- On Road Parking
- EPC Grade - C
- Bright Living Room
- Three Bedroom Mid Terraced Property
- Close to local amenities
- Enclosed Yard

Ground Floor

Entrance

Living Room

14'07 x 12'06 (4.45m x 3.81m)

UPVC Double glazed window, central heating radiator, coving, ceiling rose, door into kitchen.

Kitchen

15'02 x 14'06 (4.62m x 4.42m)

UPVC Double glazed window, central heating radiator, laminate wall and base units, laminate worktop, one and a half stainless steel sink with drainer and mixer tap, beko oven with a four ring hob and extractor hood, space for a fridge freezer, plumbing for a washer, boiler, wood effect flooring, doors to understairs storage and the rear yard.

First Floor

Landing

9'07 x 7'11 (2.92m x 2.41m)

Smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

13'10 x 7'11 (4.22m x 2.41m)

UPVC Double glazed window, central heating radiator, integrated wardrobe.

Bedroom Two

14'03 x 6'05 (4.34m x 1.96m)

UPVC Double glazed window, central heating radiator, integrated wardrobe.

Bathroom

8'10 x 6'03 (2.69m x 1.91m)

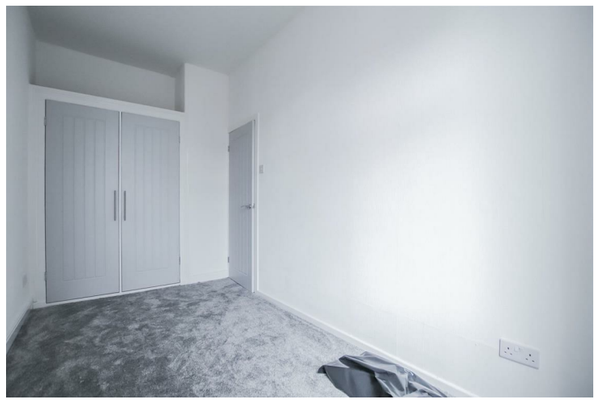
UPVC Double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, traditional taps, panelled bath with traditional taps, electric shower, wood effect flooring.

External

Rear

Enclosed paved yard with an outbuilding and a gate to a shared access road.










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