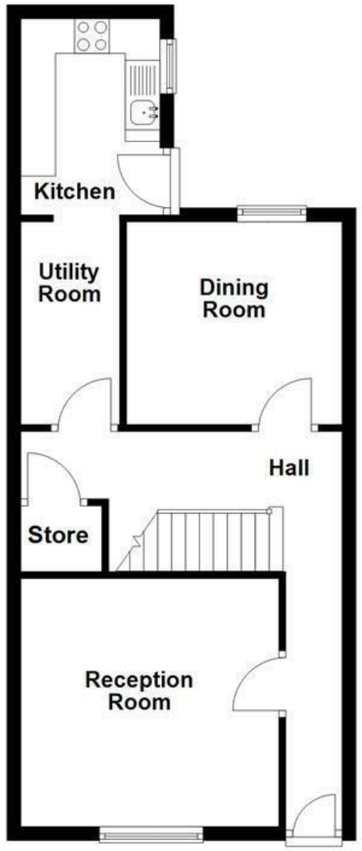
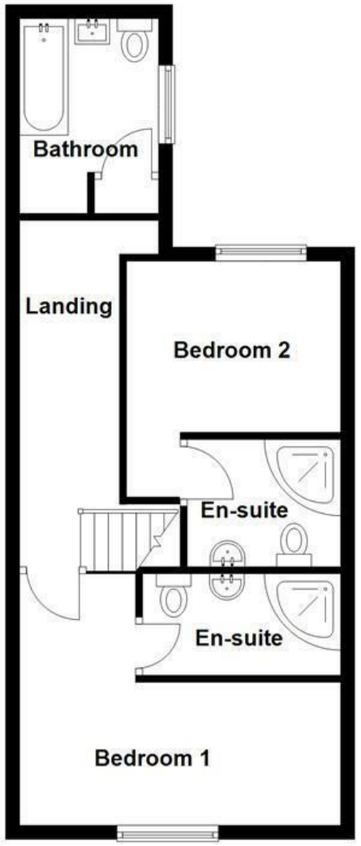
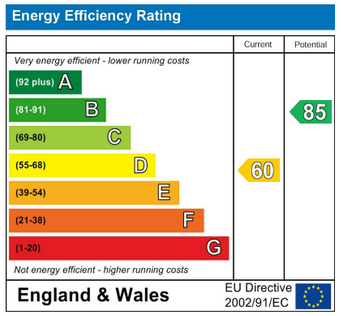
Keenans

Ground Floor
Approx. 46.2 sq. metres (497.4 sq. feet)



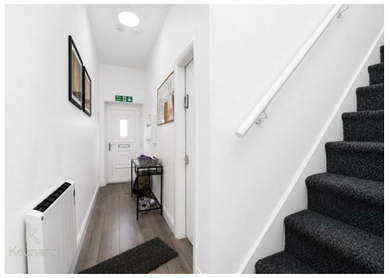
First Floor
Approx. 44.6 sq. metres (480.5 sq. feet)





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



Mellor Street, Rochdale, OL12 6XD

£160,000

Welcome to this charming end-terraced home located on Mellor Street in Rochdale. This delightful property boasts spacious rooms, making it an ideal choice for families or those seeking extra space.

As you step inside, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The ground floor also features a well-appointed kitchen, perfect for culinary enthusiasts, and a versatile dining/bedroom area that can adapt to your needs.

Venturing to the first floor, you will find two generously sized bedrooms, each with its own ensuite bathroom, providing both comfort and privacy. Additionally, there is a main bathroom that serves the rest of the home, ensuring convenience for all residents and guests.

Situated close to local shops and excellent transport links, this property offers both accessibility and a sense of community. Whether you are commuting to work or enjoying the local amenities, everything you need is within easy reach.

This end-terraced home is a wonderful opportunity for those looking to settle in a vibrant area of Rochdale. With its spacious layout and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.

Mellor Street, Rochdale, OL12 6XD

£160,000

2 3 2 D

- Spacious End Terrace Home
- Versatile Dining Bedroom Space
- On Street Parking
- Tenure - Leasehold
- Two Generous Bedrooms
- Spacious Fitted Kitchen
- EPC Rating - D
- Two Ensuite Bathrooms
- Excellent Transport Links
- Council Tax Band - A

Entrance

Hall

Reception Room
10'7 x 11'9 (3.23m x 3.58m)

Dining Room
9'7 x 9'3 (2.92m x 2.82m)

Utility Room
4'8 x 8'9 (1.42m x 2.67m)

Kitchen
12'1 x 6'7 (3.68m x 2.01m)

First Floor

Bedroom One
14'5 x 8'6 (4.39m x 2.59m)

En Suite One
6'6 x 4'1 (1.98m x 1.24m)

Bedroom Two
10'2 x 12'11 (3.10m x 3.94m)

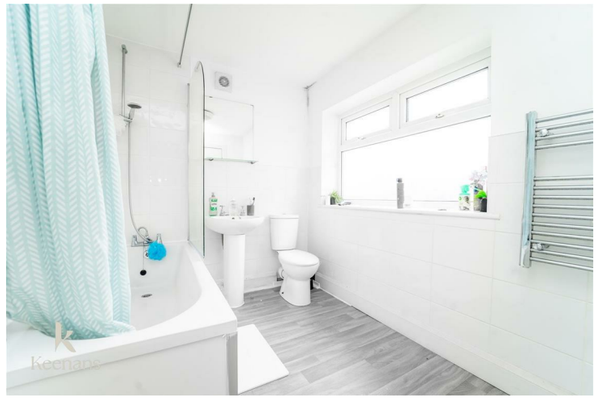
En Suite Two
6'7 x 6 (2.01m x 1.83m)

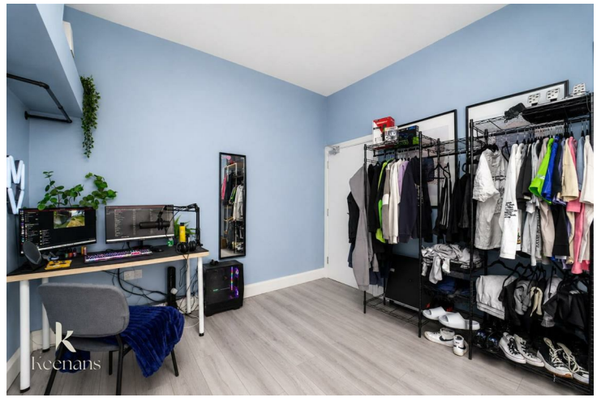
Bathroom
8'3 x 6'6 (2.51m x 1.98m)

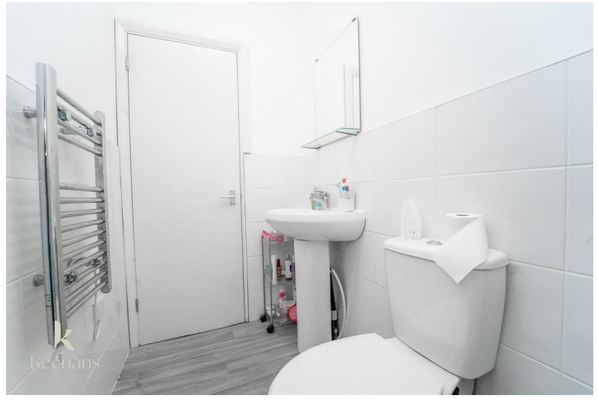
External

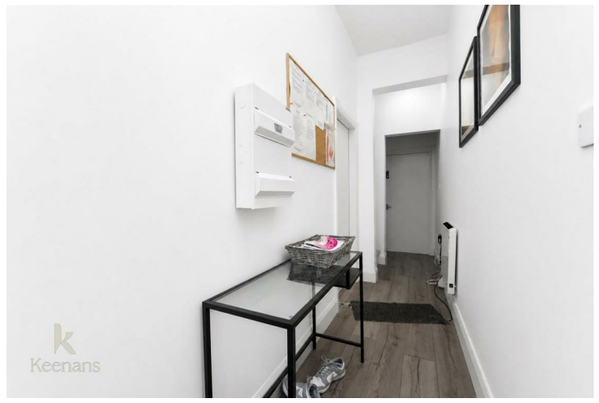
Rear
Enclosed yard.

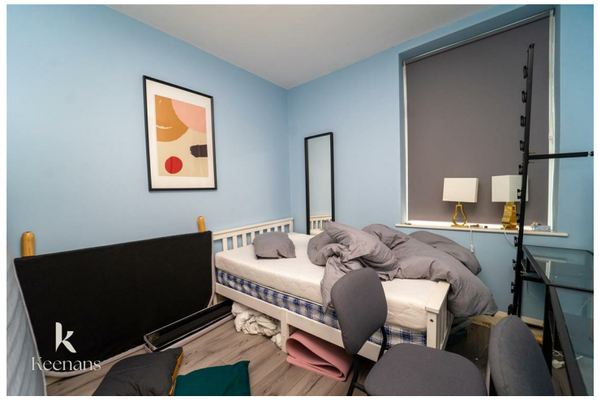
Front
On street parking.











Tel: 01706396140

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