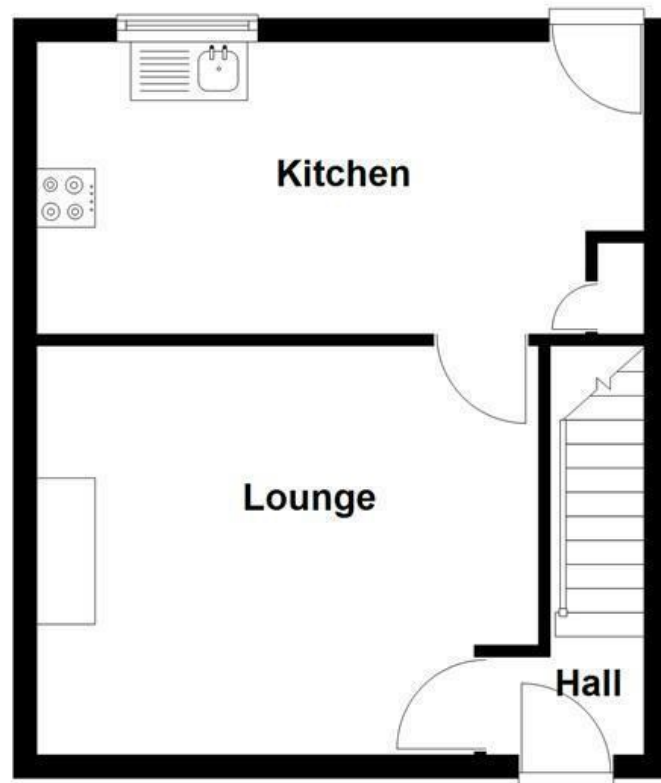
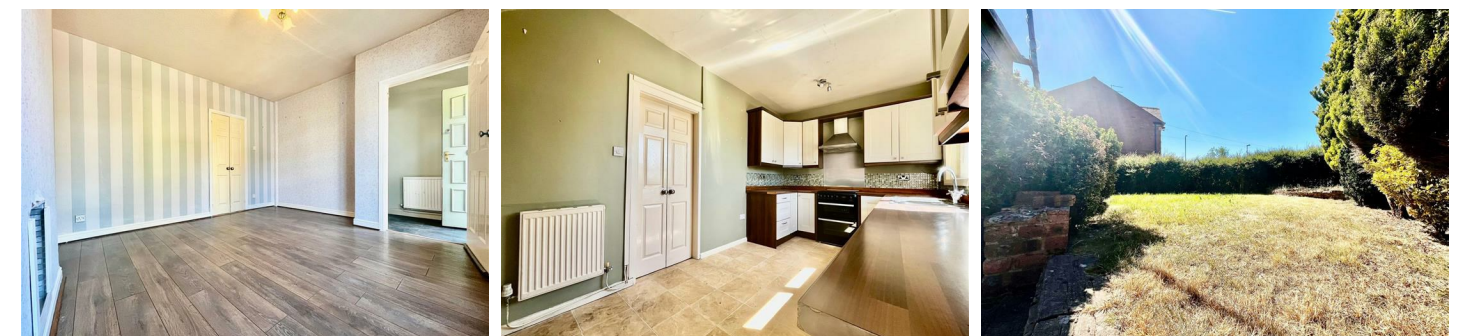
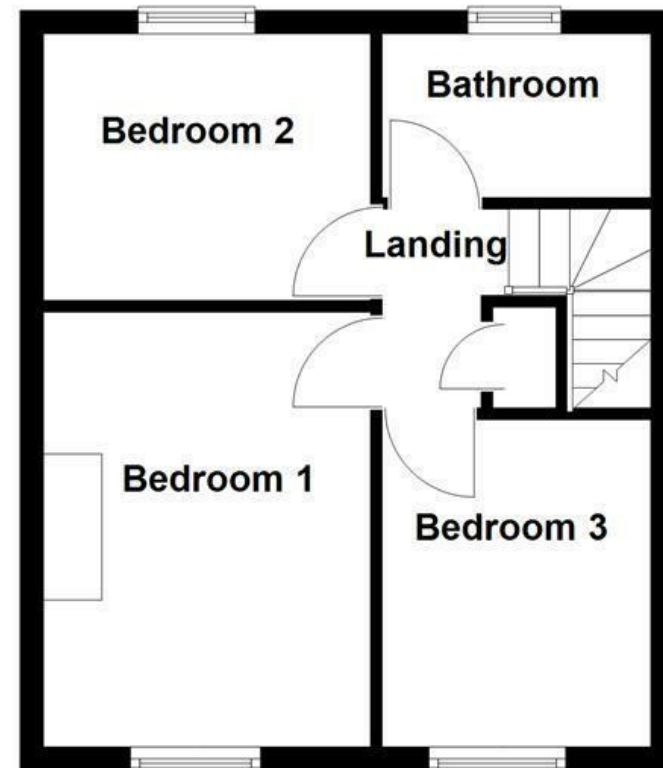



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Fold, Rochdale, OL12 7JU

Offers Over £160,000

Welcome to this generously sized three-bedroom semi-detached property, ideally situated in a sought-after residential area, perfect for families and first-time buyers alike. Step through the front door into a bright and welcoming lounge, ideal for relaxing or entertaining. The well-appointed kitchen offers ample storage and workspace, with views over the generous rear garden – perfect for cooking while keeping an eye on outdoor activities. Upstairs, you'll find three spacious bedrooms, all offering plenty of natural light and versatile living space. The modern family bathroom completes the upper floor with a clean, stylish finish. To the rear, enjoy a large, private garden, ideal for children, pets, or summer entertaining. The property also benefits from a driveway to the front, providing convenient off-road parking.

Daniel Fold, Rochdale, OL12 7JU
Offers Over £160,000

3 1 1 C

- Semi-Detached
- Three Bedrooms
- Garden To Rear
- Driveway
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - A

Lounge
14'1" x 11'5" (4.3m x 3.5m)

Kitchen
17'0" x 8'2" (5.2m x 2.5m)

Bedroom One
9'2" x 9'2" (2.8m x 2.8m)

Bedroom Two
9'2" x 8'2" (2.8m x 2.5m)

Bedroom Three
9'2" x 7'6" (2.8m x 2.3m)

Bathroom
7'2" x 4'7" (2.2m x 1.4m)

