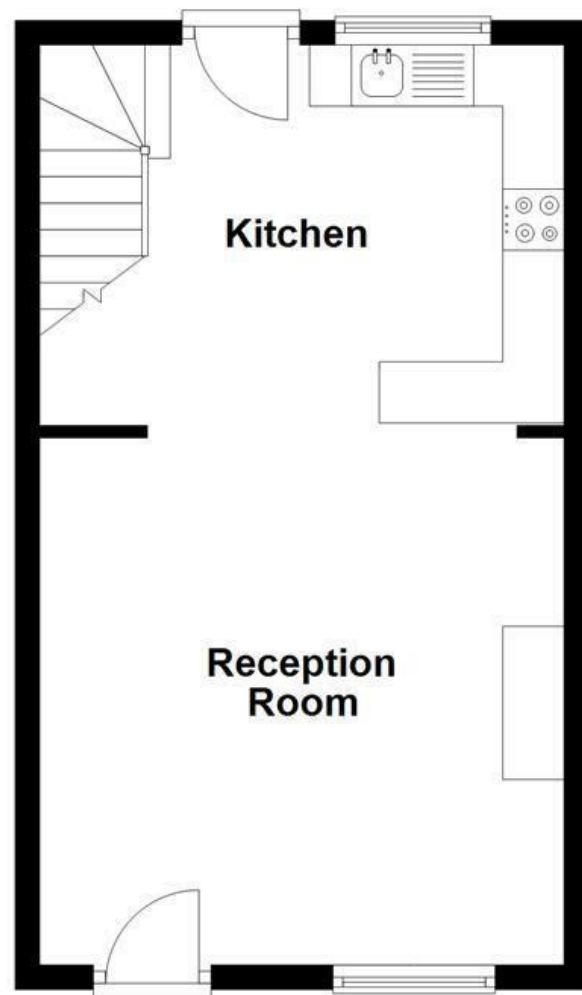
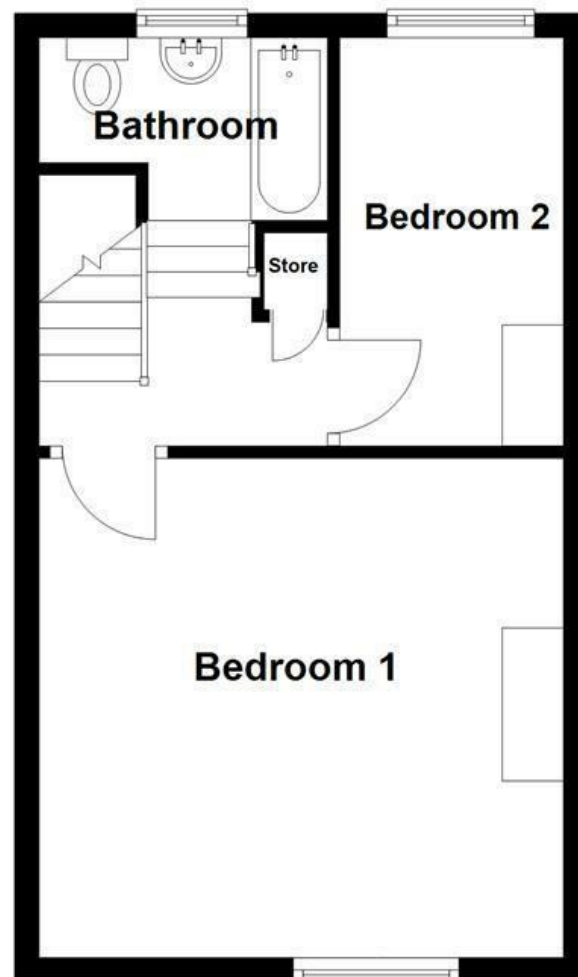



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 58 | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (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.

Bolton Road, Rochdale, OL11 4PB

Offers Over £130,000

FULLY RENOVATED MID TERRACE HOME

Situated on Bolton Road in the charming town of Rochdale, this fully renovated mid-terrace home presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The modern three-piece bathroom suite is both stylish and functional, ensuring convenience for everyday use.

As you step inside, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The entire property has been thoughtfully updated, offering a complete blank canvas that is move-in ready. This means you can easily personalise the space to reflect your own taste and style.

The location is ideal, with local amenities and transport links within easy reach, making it a practical choice for those commuting or seeking a vibrant community atmosphere. Whether you are looking to settle into your first home or invest in a property with great rental potential, this mid-terrace house on Bolton Road is a fantastic option that should not be missed.

Bolton Road, Rochdale, OL11 4PB

Offers Over £130,000

 2  1  1  D

- Fully Renovated Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Open Plan Living
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Shared Garden to Rear
 - Council Tax Band A

Ground Floor

Reception Room

14'1 x 14'1 (4.29m x 4.29m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator and open to kitchen.

Kitchen

14'1 x 10'2 (4.29m x 3.10m)

UPVC double glazed window, range of wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob, space for under counter fridge freezer, plumbing for washing machine, lino flooring, UPVC door to rear and stairs to first floor.

First Floor

Landing

Doors leading to two bedrooms and steps to bathroom.

Bedroom One

14'1 x 13'5 (4.29m x 4.09m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'10 x 5'2 (2.69m x 1.57m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 4'11 (2.08m x 1.50m)

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, PVC panelled elevations and PVC to ceiling.

External

Rear

Paving and access to shared laid to lawn garden.



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