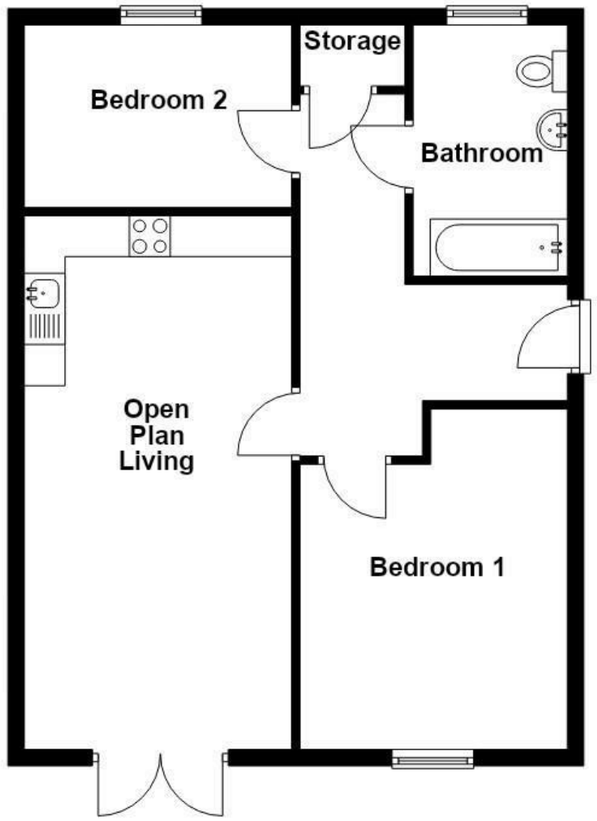
Keenans

## Ground Floor












# Dellar Fold, Rochdale, OL12 7AN

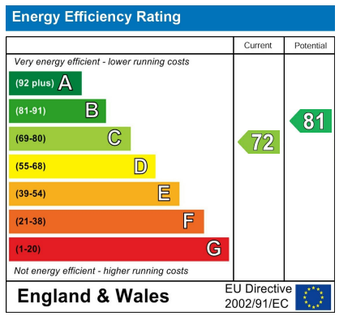
## £130,000

Welcome to this charming two-bedroom apartment located on Dellar Street in the peaceful area of Rochdale. This delightful residence offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a tranquil environment.
Upon entering the apartment, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern neutral interiors throughout the property create a sense of elegance and allow for personal touches to be added with ease.

The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located and designed with functionality in mind, catering to your everyday needs.
One of the standout features of this property is the private gated car park, which is accessible only to residents via a secure pin code. This ensures peace of mind and convenience for those with vehicles. Additionally, the large communal grass area at the rear of the building offers a lovely outdoor space for residents to enjoy, whether for leisurely strolls or social gatherings.

Situated close to local schools, this apartment is perfect for families looking to settle in a community-oriented area. With its quiet location and modern amenities, this property presents an excellent opportunity for those seeking a comfortable and stylish home in Rochdale. Do not miss the chance to make this lovely apartment your own.

some images have been staged using AI software, to enhance the properties potential.




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.

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# Dellar Fold, Rochdale, OL12 7AN

## £130,000

2 1 1 C

- Tenure Leasehold
- Council Tax band B
- EPC Rating C
- Secure Gated Off Road Parking For Residents

### Hallway
15'1 x 10'6 (4.60m x 3.20m)

### Reception/Kitchen
21'5 x 10'9 (6.53m x 3.28m)

### Bathroom
10'1 x 6'2 (3.07m x 1.88m)

### Bedroom One
13'8 x 10'6 (4.17m x 3.20m)

### Bedroom Two
10'9 x 8'1 (3.28m x 2.46m)

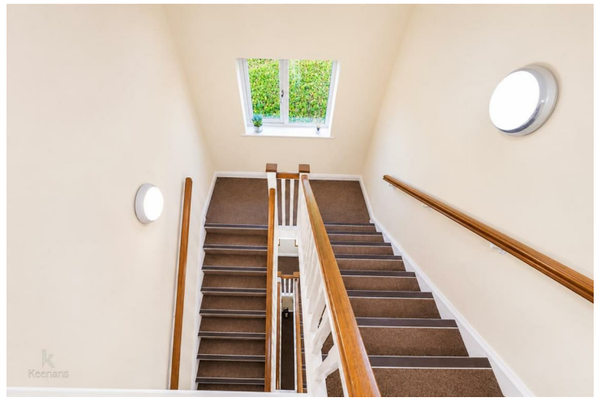
### External

### Front Exetrnal
Secured parking lot, for residents.

### Rear External
Laid to lawn communal grass garden area.







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