



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	78
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.

Tonacliffe Road, Rochdale, OL12 8SJ

£180,000

This well-presented three-bedroom semi-detached property is perfect for families, first-time buyers, or investors alike. Ideally located in a popular residential area, the home offers a blend of comfort and convenience with a generous rear garden, ideal for outdoor entertaining or relaxing in the warmer months and the added benefit of private off-road parking. The property features a bright and airy reception room, offering a welcoming space for family gatherings and cosy evenings. The separate kitchen provides ample storage and worktop space, with views over the rear garden. Upstairs, you'll find three generously sized bedrooms — two doubles and a single — along with a modern family bathroom, all thoughtfully laid out to suit family living. Close to local amenities, schools, parks, and excellent transport links, this home offers a fantastic opportunity to move into a well-connected and friendly neighbourhood. No chain involved in this property.

Tonacliffe Road, Rochdale, OL12 8SJ
£180,000

3 1 1 E

- Semi-Detached
- Tenure - Leasehold
- Private Off Road Parking
- Garden To Rear
- Council Tax Band - B
- Three Generously Sized Bedrooms
- EPC Rating - E

Reception Room
18'8" x 10'5" (5.7m x 3.2m)

Kitchen
12'5" x 7'10" (3.8m x 2.4m)

Family Bathroom
7'2" x 5'2" (2.2m x 1.6m)

Bedroom One
10'5" x 9'2" (3.2m x 2.8m)

Bedroom Two
10'5" x 7'10" (3.2m x 2.4m)

Bedroom Three
8'2" x 7'2" m (2.5m x 2.2 m)

