



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Rochdale Road, Rochdale, OL16 3LN

Guide Price £230,000

GUIDE PRICE £230,000 - £240,000

This charming two-bedroom bungalow offers an excellent opportunity for those looking to put their own stamp on a home. Located in a desirable area, the property features a spacious and well-maintained garden, perfect for outdoor relaxation or gardening enthusiasts. While the bungalow does require some updating, it provides a solid foundation for modernisation, offering great potential for future improvement.

Internally, the accommodation includes two good-sized bedrooms, a bright and airy living room, a kitchen that could benefit from some refurbishment, and a bathroom. With the added benefit of off-road parking and a generous plot, this property is ideal for buyers looking to create their dream home in a peaceful and convenient location.

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 2  1  2  D

- Bungalow
- 2 Reception Rooms
- Council Tax Band C
- Garden
- Garage
- EPC - TBC
- Private Parking to the Rear
- Freehold

Entrance Hall
4'11" x 3'11" (1.5m x 1.2m)

Kitchen
9'10" x 3'11" (3m x 1.2m)

Lounge
13'9" x 13'9" (4.2m x 4.2m)

Dining Room
13'9" x 9'10" (4.2m x 3m)

Rear Hallway
5'10" x 5'6" (1.78m x 1.68m)

Bedroom One
10'9" x 9'10" (3.28m x 3.00m)

Bedroom Two
13'5" x 9'10" (4.09m x 3.00m)

Bathroom
9'10" x 4'11" (3m x 1.5m)

WC
5'10" x 2'7" (1.78m x 0.79m)

