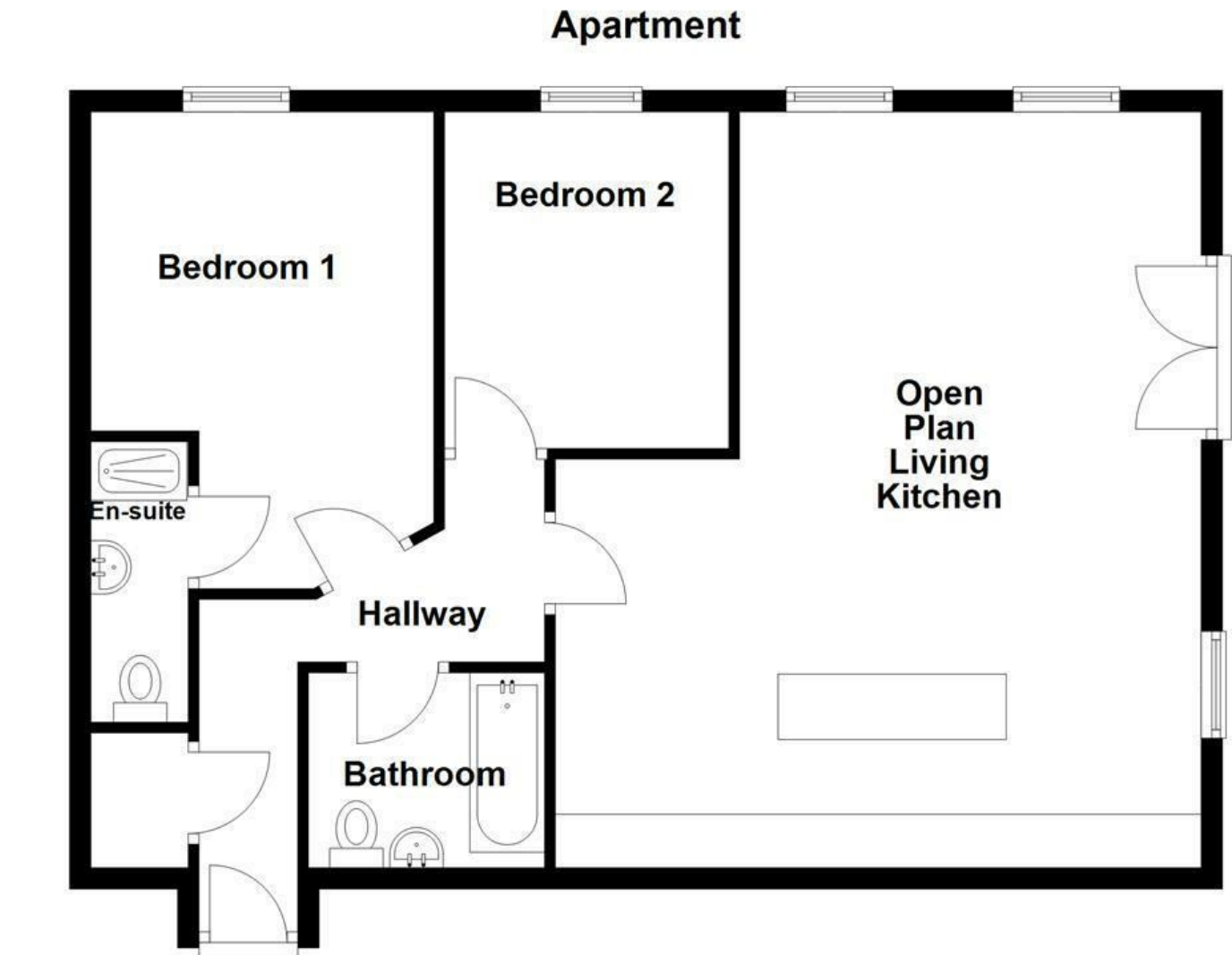




, Rochdale, OL11 5AR

£210,000

A STUNNING FIRST FLOOR APARTMENT IN ROCHDALE

Welcome to this charming first-floor apartment located in a secure gated complex in the heart of BAMFORD. This well-maintained property boasts two spacious bedrooms and two modern bathrooms, making it an ideal choice for couples, small families, or even investors seeking a rental opportunity.

As you enter the apartment, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The layout is thoughtfully designed to maximise both space and natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the delightful balcony, which provides a perfect spot to enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. The gated complex adds an extra layer of security and peace of mind, ensuring a safe environment for residents.

Conveniently situated, this apartment offers excellent links into Rochdale, making it easy to access local amenities, shops, and transport options. Whether you are commuting for work or exploring the vibrant community, you will find that everything you need is within reach.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	83
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2

2

1

B

■ First Floor Apartment

■ Open Plan Living Kitchen

■ Communal Gardens & Parking

■ EPC Rating B

■ Two Bedrooms

■ Three Piece Bathroom

■ Leasehold

■ En Suite To Main Bedroom

■ Balcony With Open Views

■ Council Tax Band D

Hallway

7'5 x 6'5 (2.26m x 1.96m)

Hardwood entrance door, hardwood flooring and doors to two bedrooms, bathroom, storage and open plan living kitchen.

Storage

4'2 x 3' (1.27m x 0.91m)

Combination boiler, electric consumer unit and space for dryer.

Bedroom One

15'10 x 11'1 (4.83m x 3.38m)

UPVC double glazed window, central heating radiator, two feature wall lights, ethernet port, fitted storage and door to the en suite.

En Suite

8'7 x 3' (2.62m x 0.91m)

UPVC double glazed frosted window, towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, extractor fan and tiled flooring.

Bathroom

7'3 x 6' (2.21m x 1.83m)

Towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, spotlights and tiled flooring.

Bedroom Two

12'4 x 8'9 (3.76m x 2.67m)

UPVC double glazed window, central heating radiator, two feature wall lights, ethernet port and television point.

Open Plan Living Kitchen

23'3 x 19'10 (7.09m x 6.05m)

Three UPVC double glazed windows, central heating radiator, upright radiator, range of high gloss wall and base units with centre island, four ring induction hob, inset sink with spring mixer tap, two integrated electric ovens, combi microwave, coffee machine, washing machine, dishwasher and wine fridge, space for American fridge freezer, two feature wall lights, pendant lighting, hardwood flooring and two UPVC double glazed doors to the balcony.

Tel: 01706396140

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