



## Dell Road, Rochdale, OL12 6AZ

£125,000

A well-presented two-bedroom ground floor apartment, located within a popular development in the highly desirable residential area of Shawclough. The property enjoys convenient access to a range of local amenities, along with scenic countryside walks at nearby Healey Dell Nature Reserve.

The accommodation briefly comprises an entrance hallway, two spacious double bedrooms, a modern three-piece bathroom, and an open-plan kitchen and living area complete with a breakfast bar. Additional benefits include electric heating, uPVC double glazing throughout, and a generous loft space with a drop-down ladder, providing excellent storage.

Externally, the development offers well-maintained communal areas, along with both resident and visitor parking situated close by. Offered for sale with no onward chain, this property represents an ideal opportunity for first-time buyers and investors alike.

PLEASE NOTE THAT THIS PROPERTY HAS BEEN SOLD VIA OUR PRE-REGISTERED LIST OF BUYERS. CONTACT US TODAY TO LEARN MORE ABOUT UPCOMING PROPERTIES.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

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 2  2  1  C

- Two Bedrooms
- Ideal Investment Opportunity
- EPC Rating - C
- Sold To Pre-Registered Buyers List
- Ground Floor Apartment
- Tenure Leasehold
- Allocated & Visitor Parking
- Popular Shawclough Location
- Council Tax Band - A
- Viewing Essential

Entrance Hallway

Open Plan Living Room/Kitchen

Bedroom One

Bedroom Two

Family Bathroom

