

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Blair Street, Rochdale, OL12 7BU

£225,000

Nestled on Blair Street in the vibrant town of Rochdale, this charming three-storey end-terraced home offers a perfect blend of comfort and convenience. With its well-thought-out layout, this property is ideal for families or those seeking ample living space.

Upon entering, you are greeted by a spacious reception room on the ground floor, providing a welcoming atmosphere for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a delight. Additionally, a convenient WC is located on this level, enhancing the practicality of the home.

The first floor features two inviting bedrooms, one of which boasts its own shower room, ensuring privacy and comfort. A family bathroom is also situated on this floor, catering to the needs of the household. Ascending to the second floor, you will find two more bedrooms, along with an additional bathroom, offering flexibility for family living or guest accommodation.

Outside, the property benefits from a low-maintenance garden at the rear, complete with a patio area, perfect for enjoying the outdoors without the hassle of extensive upkeep. Furthermore, the inclusion of a car park adds to the convenience of this delightful home.

This property on Blair Street is not just a house; it is a place where memories can be made. With its excellent location and thoughtful design, it presents a wonderful opportunity for anyone looking to settle in Rochdale.

Blair Street, Rochdale, OL12 7BU

£225,000

 4  1  1  C

- Townhouse
- Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- En Suite WC To Main Bedroom
- Leasehold
- Set Over Three Floors
- Paved Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway
4'5 x 4'2 (1.35m x 1.27m)

Reception Room
15'3 x 11' (4.65m x 3.35m)

Kitchen
11' x 10'5 (3.35m x 3.18m)

WC
7' x 4'7 (2.13m x 1.40m)

First Floor

Bedroom One
12'6 x 11' (3.81m x 3.35m)

En Suite
9'9 x 4'2 (2.97m x 1.27m)

Bedroom Two
10'5 x 8'9 (3.18m x 2.67m)

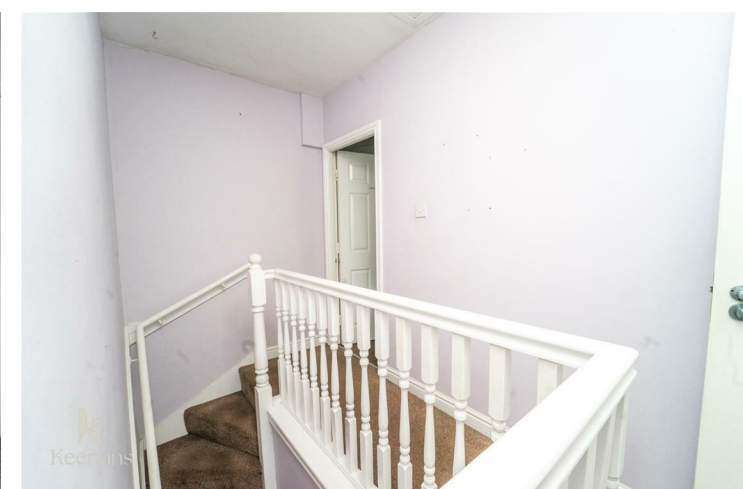
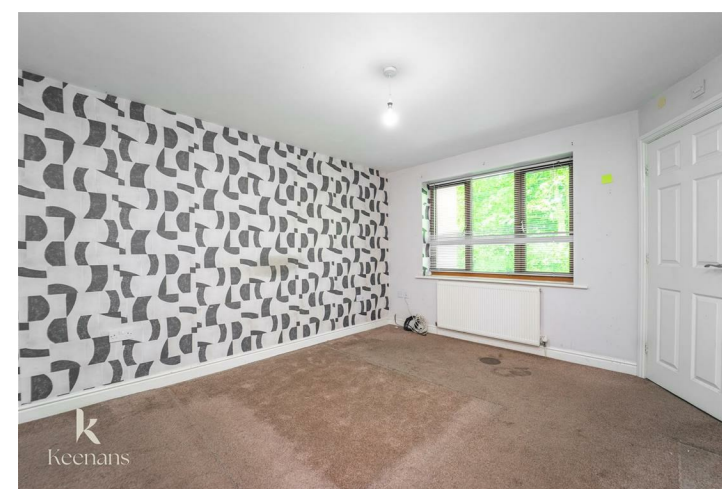
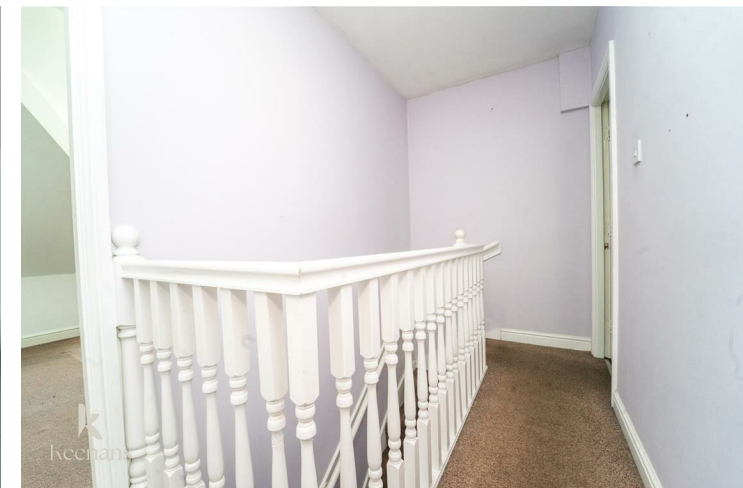
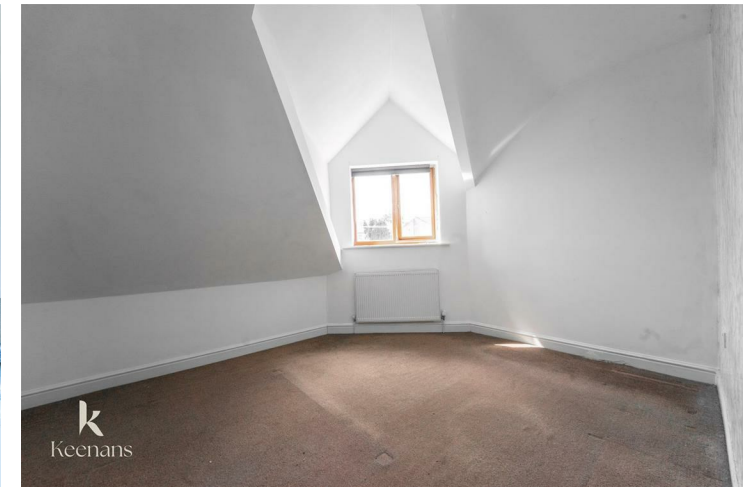
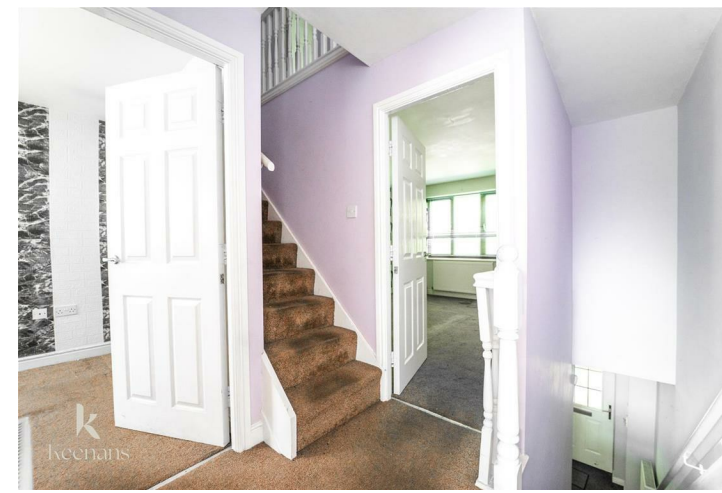
Bathroom
7'2 x 4'9 (2.18m x 1.45m)

Second Floor

Bedroom Three
14'2 x 10'5 (4.32m x 3.18m)

Bedroom Four
14'1 x 9'7 (4.29m x 2.92m)

WC
5'1 x 2'6 (1.55m x 0.76m)



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