

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(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		

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Dellar Street, Rochdale, OL12 7AN

£150,000

THE PERFECT FIRST TIME HOME

Welcome to this outstanding fully refurbished second-floor flat located on Dellar Street in Rochdale. Spanning an impressive 797 square feet, this purpose-built property has been meticulously maintained and presented to the highest standard, ensuring a delightful living experience.

As you enter, you will be greeted by spacious rooms adorned with neutral decorations, providing a blank canvas for any first-time buyer or small family eager to make it their own. The flat features two generously sized double bedrooms, perfect for restful nights, and a modern bathroom that adds a touch of luxury to everyday living.

The heart of the home is undoubtedly the enviable open-plan kitchen and living space, designed for both relaxation and entertaining. This area flows seamlessly, creating a warm and inviting atmosphere for family gatherings or quiet evenings in.

Situated within a private and gated complex, this property offers the added benefit of allocated off-road parking, ensuring convenience and security. The communal gardens provide a lovely outdoor space to enjoy, enhancing the overall appeal of this remarkable flat.

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 2  1  1  C

- Tenure Leasehold
 - Allocated Off Road Gated Parking
 - Envious Open Plan Living
 - Close Proximity To Local Amenities
- Council Tax Band
 - No Chain Delay
 - Communal Gardens
- EPC Rating C
 - Viewing Essential
 - Easy Access To Major Network Links

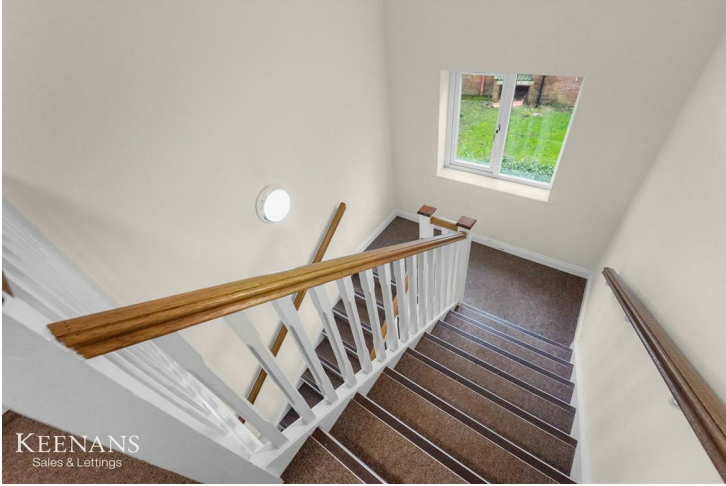
Entrance Hall
11' x 10'7 (3.35m x 3.23m)

Reception Room/Kitchen
30' x 11' (9.14m x 3.35m)

Bedroom One
15'10 x 7'10 (4.83m x 2.39m)

Bedroom Two
14'1 x 10'7 (4.29m x 3.23m)

Bathroom
10'2 x 10' (3.10m x 3.05m)



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