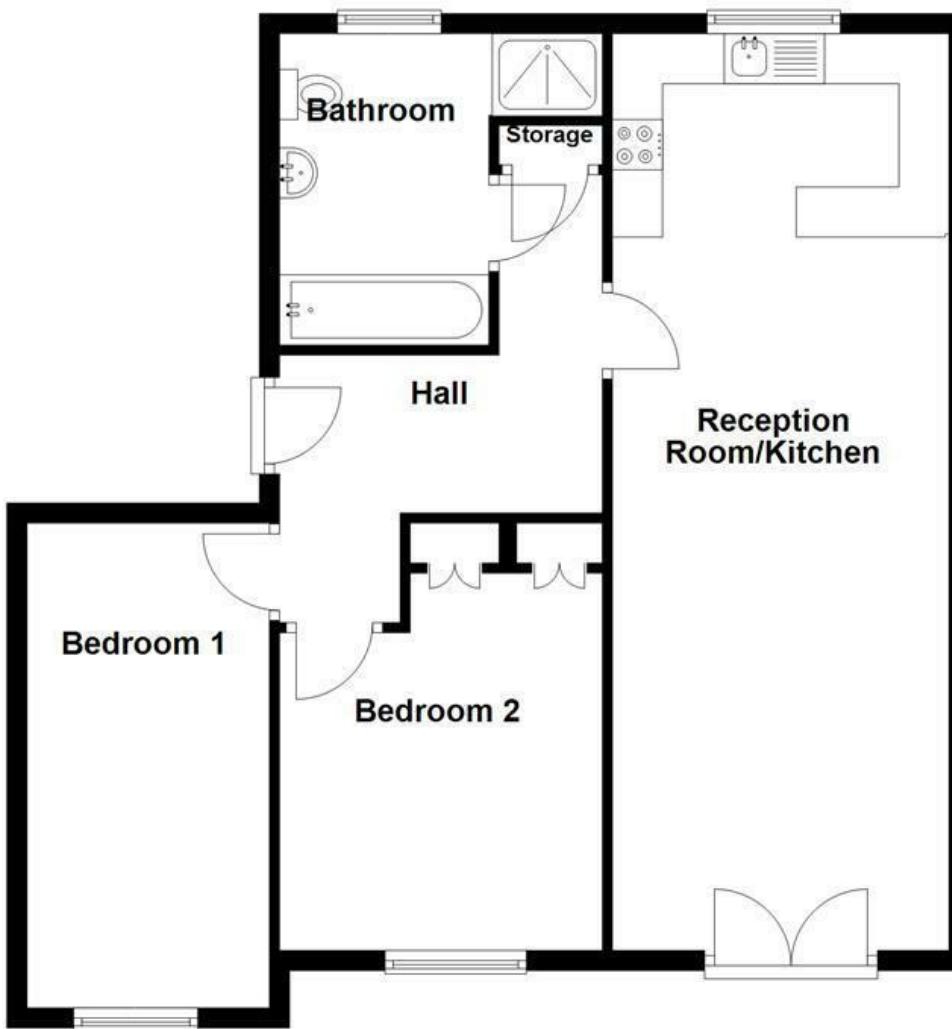


**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.



**Dollar Street, Rochdale, OL12 7AN**  
**£150,000**

THE PERFECT FIRST TIME HOME

Welcome to this outstanding fully refurbished second-floor flat located on Dollar 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.

# Dellar Street, Rochdale, OL12 7AN

**£150,000**



- 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)

**Tel: 01706396140**

**[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)**