



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Albert Royds Street, Rochdale, OL16 2SX

Offers Over £180,000

AN IMMACULATE THREE BEDROOM FAMILY HOME IN ROCHDALE

Nestled on Albert Royds Street in the charming town of Rochdale, this impressive three-storey house presents an ideal opportunity for families seeking a well-maintained and spacious home. The property has been thoughtfully extended, providing ample living space that caters to the needs of modern family life.

Conveniently located, this residence offers easy access to motorway links, making commuting a breeze and ensuring that you are well-connected to nearby towns and cities. The surrounding area boasts a friendly community atmosphere, with local amenities and schools just a short distance away, making it a perfect setting for family living.

Inside, the property showcases a blend of comfort and functionality, with generous rooms that are filled with natural light. The extended layout allows for versatile living spaces, ideal for both relaxation and entertaining. Each floor offers unique features that enhance the overall appeal of the home, ensuring that every family member has their own space to enjoy.

This house is not just a property; it is a perfect family home where cherished memories can be made. With its excellent condition and thoughtful design, it is ready for you to move in and start your new chapter. Do not miss the chance to view this delightful home in Rochdale, where comfort and convenience come together beautifully.

Albert Royds Street, Rochdale, OL16 2SX

Offers Over £180,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- Off Road Parking
- Three Generously Sized Bedrooms
- Abundance Of Indoor And Outdoor Space
- Enviable Fitted Kitchen Space
- Ideal Family Home
- Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Porch

6'3 x 4'2 (1.91m x 1.27m)

Hall

Reception Room One

13'4 x 11'11 (4.06m x 3.63m)

Kitchen

16'5 x 7'0 (5.00m x 2.13m)

Reception Room Two

10'3 x 9'9 (3.12m x 2.97m)

Conservatory

11'7 x 9'5 (3.53m x 2.87m)

First Floor

Landing

12' x 5' (3.66m x 1.52m)

Bedroom One

12'3 x 11'2 (3.73m x 3.40m)

Bedroom Two

12'1 x 9'4 (3.68m x 2.84m)

Bedroom Three

9'2 x 7'4 (2.79m x 2.24m)

Shower Room

9' x 7'4 (2.74m x 2.24m)

Second Floor

Loft Room

20'2 x 10'4 (6.15m x 3.15m)

