



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		
	65	75
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.

Platting Lane, Rochdale, OL11 2JT

£120,000

TWO BEDROOM TERRACE IN ROCHDALE

Located on the charming Platting Lane in Rochdale, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

As you enter, you are welcomed by a spacious living room that offers a perfect setting for relaxation and entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property benefits from off-road parking, providing a secure and convenient solution for your vehicle.

Step outside to discover a rear enclosed paved yard, an excellent space for outdoor activities or simply enjoying a quiet moment in the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated close to local shops and schools, making daily errands and family life more manageable.

Platting Lane, Rochdale, OL11 2JT
£120,000

 **2**  **1**  **1**  **D**

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4'4 x 3'4 (1.32m x 1.02m)
UPVC double glazed frosted door and door to reception room.

Reception Room
14'2 x 13'8 (4.32m x 4.17m)
UPVC double glazed window, central heating radiator, decorative fireplace, alcove storage and door to kitchen.

Kitchen
14'2 x 7' (4.32m x 2.13m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor fan, wood effect flooring, stairs to first floor and UPVC double glazed door to rear.

First Floor

Landing
7' x 2'5 (2.13m x 0.74m)
Loft access and doors to two bedrooms and bathroom

Bedroom One
14'3 x 10'8 (4.34m x 3.25m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10'1 x 6'8 (3.07m x 2.03m)
UPVC double glazed window and central heating radiator.

Bathroom
7'3 x 4'1 (2.21m x 1.24m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, part tiled elevation and wood effect flooring.

External

Rear
Enclosed yard, paving and stone chips.



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