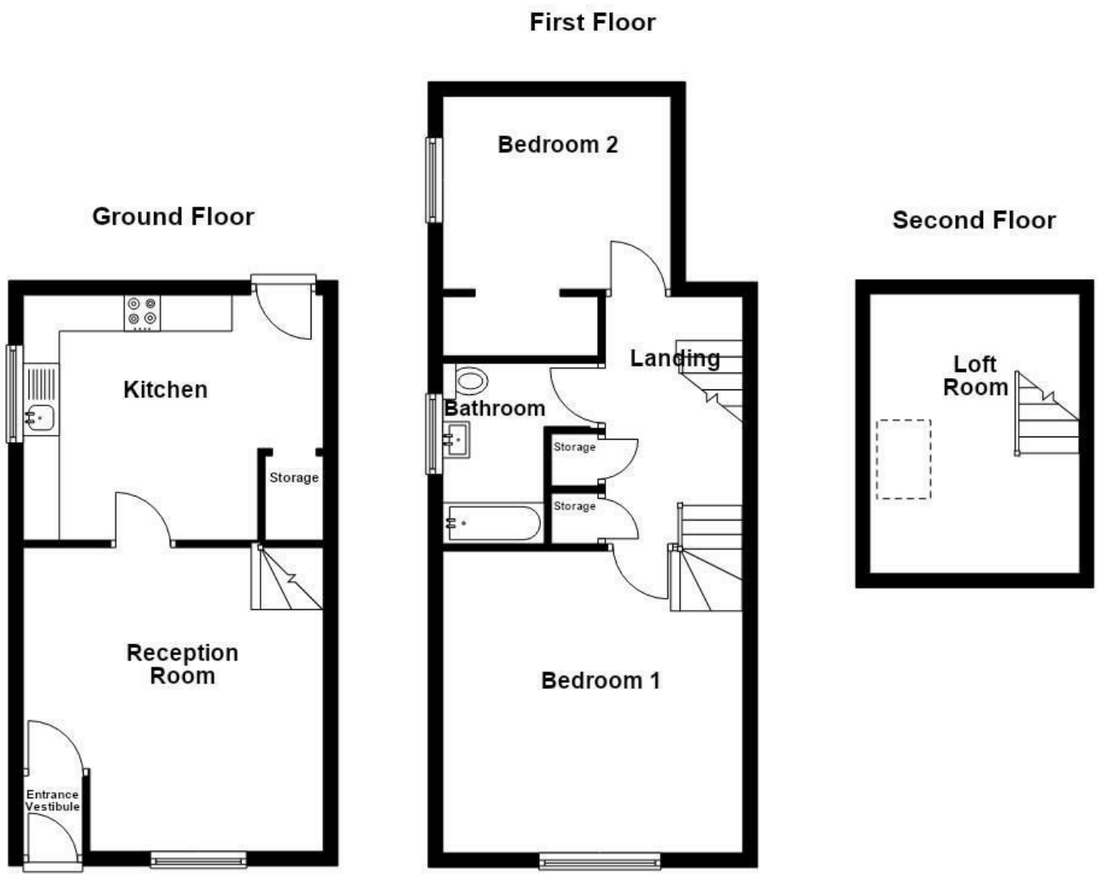


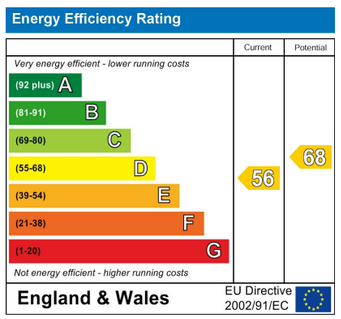
Total area: approx. 83.8 sq. metres (902.2 sq. feet)











Grosvenor Street, Rochdale, OL11 2SU

Offers Over £125,000

Nestled on the charming Grosvenor Street in Rochdale, this delightful end terrace house offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous 829 square feet of living space, making it an ideal choice for small families or professionals seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, providing an inviting space for relaxation and entertaining. The well-appointed kitchen is designed for practicality and ease, offering ample room for culinary pursuits and family gatherings.

This lovely home features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. Additionally, a versatile loft room adds extra space that can be utilised as a study, playroom, or guest accommodation, catering to your individual needs.

The property also benefits from a communal garden, offering a serene outdoor space for residents to enjoy. This feature enhances the sense of community and provides a lovely area for socialising or unwinding in the fresh air.

With its prime location in Rochdale, this end terrace house is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and convenience. This property presents a wonderful opportunity to create lasting memories in a charming and well-loved home.

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.

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www.keenans-estateagents.co.uk

Grosvenor Street, Rochdale, OL11 2SU

Offers Over £125,000

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- Tenure Leasehold
- On Street Parking
- Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Ideal First Time Buy With Viewing Essential
- EPC Rating D
- Fitted Kitchen
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Vestibule
3'5 x 2'8 (1.04m x 0.81m)

Reception Room
13'9 x 13'8 (4.19m x 4.17m)

Kitchen
13'8 x 11'1 (4.17m x 3.38m)

First Floor

Landing
11' x 5'8 (3.35m x 1.73m)

Bedroom One
13'9 x 13'9 (4.19m x 4.19m)

Bedroom Two
10'4 x 8'9 (3.15m x 2.67m)

Bathroom
8'2 x 7'6 (2.49m x 2.29m)

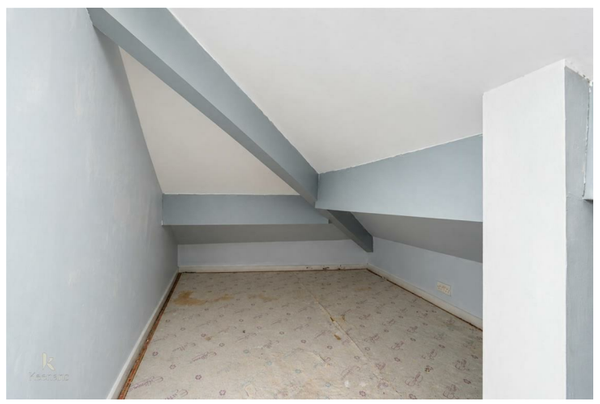
Second Floor

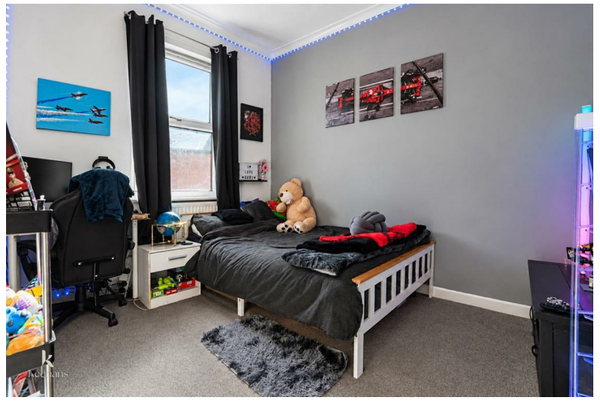
Loft Room
21'7 x 9'4 (6.58m x 2.84m)

External

Rear
Communal garden space with paving and laid to lawn.







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