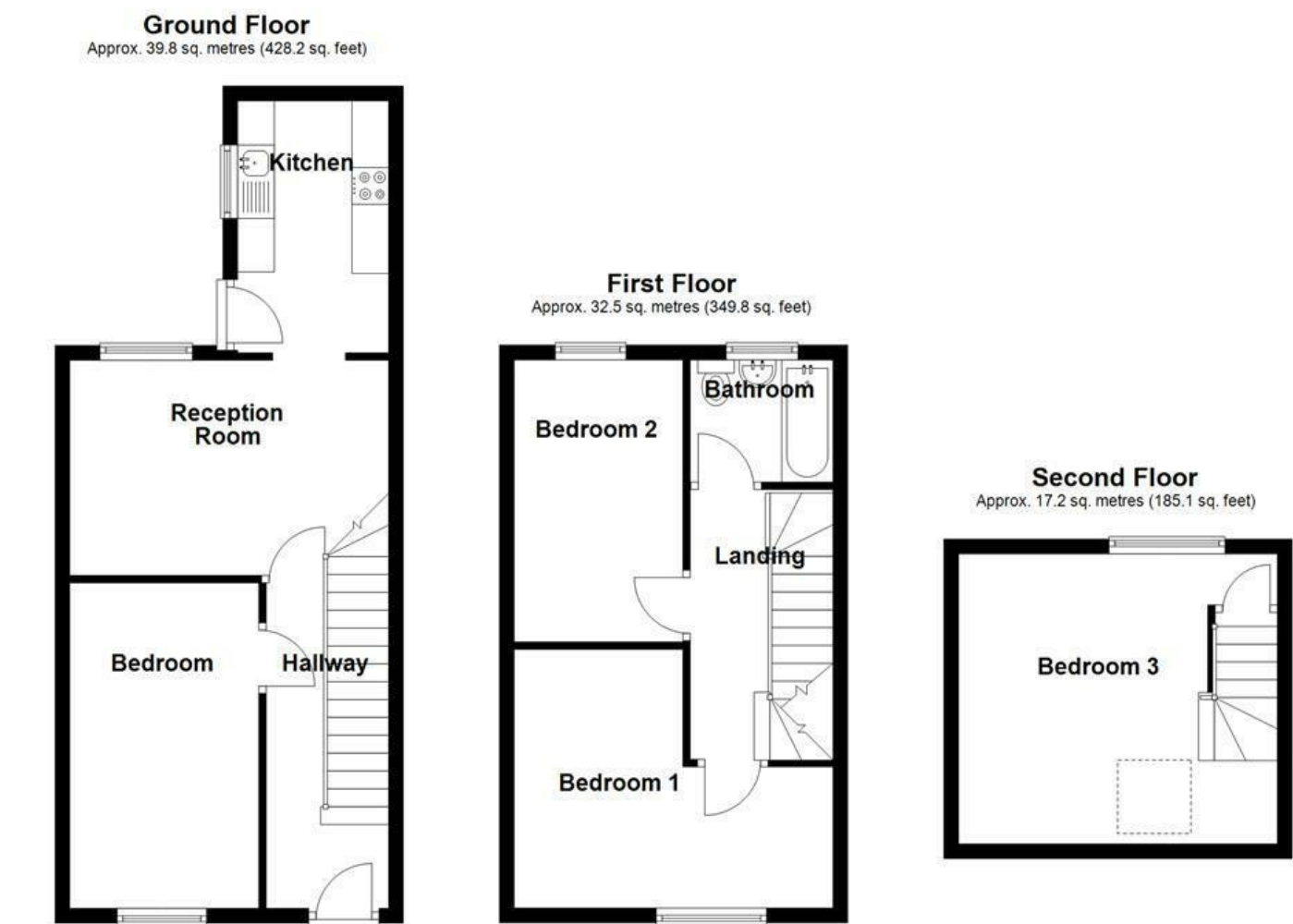




Mere Lane, Rochdale, OL11 3TD

£170,000

Nestled on Mere Lane in Rochdale, this charming terraced home offers a delightful blend of space and modernity. As you step inside, you will be greeted by neutral modern walls that create a warm and inviting atmosphere throughout the property.

The ground floor boasts two generously sized rooms, one of which has been previously utilised as a bedroom, providing flexibility for your living arrangements. The kitchen is conveniently located on this level, making it easy to entertain guests or enjoy family meals.

Ascending to the first floor, you will find two well-proportioned bedrooms, perfect for restful nights and personal retreats. A bathroom is also situated on this level, ensuring that all essential amenities are within easy reach. The second floor features an additional bedroom, offering even more space for family or guests.

This property is ideal for those seeking a comfortable home in a friendly neighbourhood. With its spacious layout and modern finishes, it presents an excellent opportunity for both first-time buyers and families alike. Don't miss the chance to make this lovely house your new home.

| Energy Efficiency Rating                    |                                                                                     |                            |
|---------------------------------------------|-------------------------------------------------------------------------------------|----------------------------|
|                                             | Current                                                                             | Potential                  |
| Very energy efficient - lower running costs |                                                                                     |                            |
| (92 plus) <b>A</b>                          |  | <b>87</b>                  |
| (81-91) <b>B</b>                            |                                                                                     |                            |
| (69-80) <b>C</b>                            |                                                                                     |                            |
| (55-68) <b>D</b>                            |                                                                                     |                            |
| (39-54) <b>E</b>                            |                                                                                     |                            |
| (21-38) <b>F</b>                            |                                                                                     |                            |
| (1-20) <b>G</b>                             |                                                                                     |                            |
| Not energy efficient - higher running costs |                                                                                     |                            |
| England & Wales                             |                                                                                     | EU Directive<br>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.



# Mere Lane, Rochdale, OL11 3TD

£170,000



- Tenure Leasehold
  - On Street Parking
  - Ideal First Time Buy/Family Home
  - Easy access To Major Commuter Routes
- Council Tax Band A
  - Fitted Kitchen And Three Piece Bathroom suite
  - Viewing Essential
- EPC Rating E
  - Four Generously Sized Bedrooms
  - Ample Rear Yard space

## Ground Floor

**Entrance hall**  
14'7 x 5'6 (4.45m x 1.68m)

**Bedroom**  
14'7 x 7' (4.45m x 2.13m)

**Reception Room**  
14'8 x 9'8 (4.47m x 2.95m)

**Kitchen**  
11'4 x 6'9 (3.45m x 2.06m)

## First Floor

### Landing

**Bedroom One**  
14'9 x 11'4 (4.50m x 3.45m)

**Bedroom Two**  
12'7 x 7'9 (3.84m x 2.36m)

**Bathroom**  
6'5 x 5'6 (1.96m x 1.68m)

## Second Floor

**Bedroom Three**  
14'5 x 13'1 (4.39m x 3.99m)

**External**  
Paved yard with gate to shared access road.

