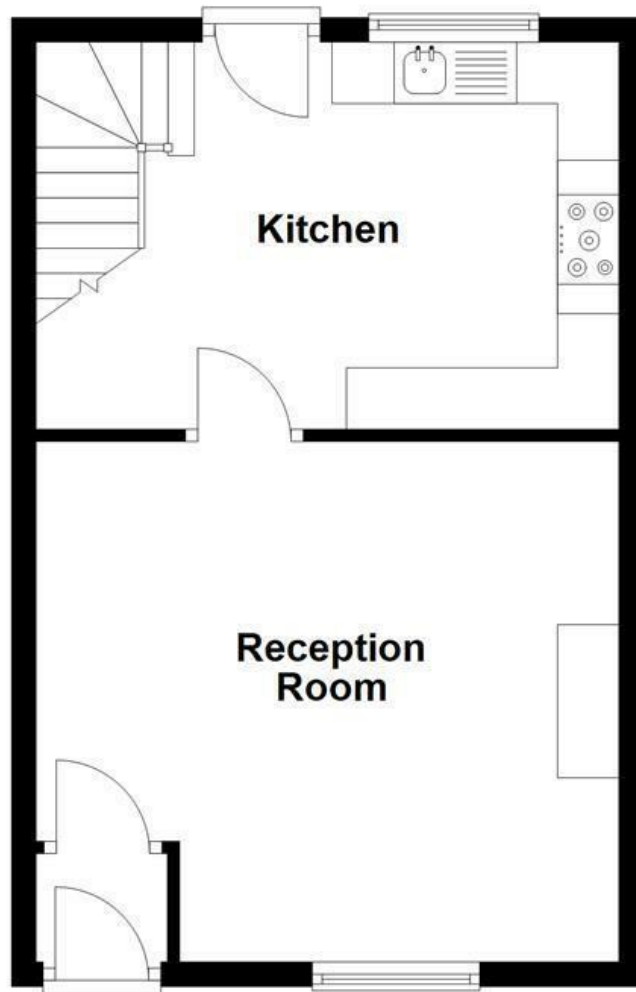
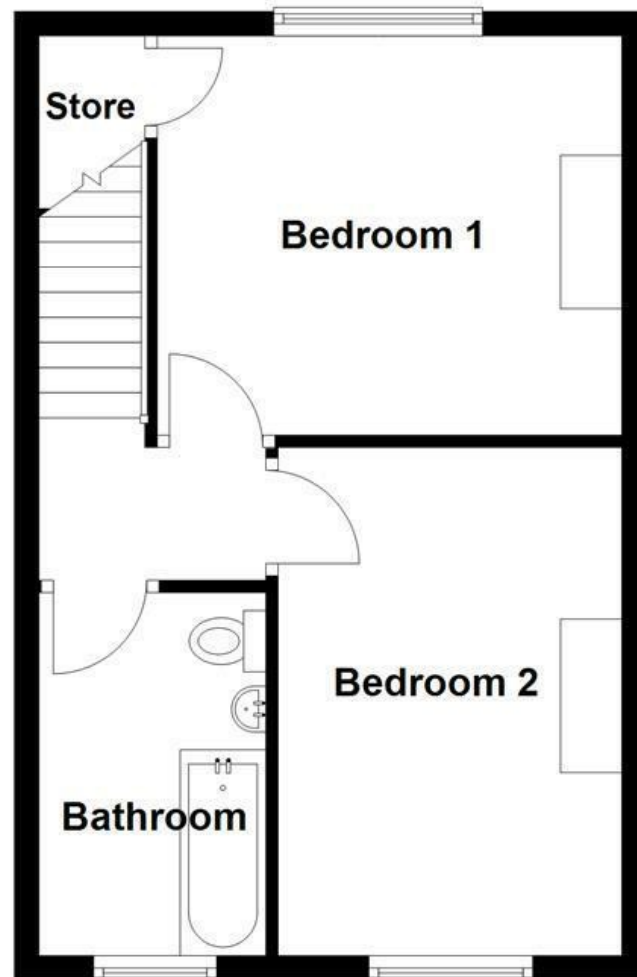



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 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.

## Spruce Street, Rochdale, OL16 5DQ

### Offers Over £125,000

SPACIOUS CORNER PLOT WITH MODERN FITTED KITCHEN

Welcome to this charming end terrace property located on Spruce Street in the peaceful area of Rochdale. This delightful home boasts two bedrooms, perfect for a small family or those looking for a bit of extra space.

As you step inside, you'll be greeted by a modern fitted kitchen, ideal for whipping up delicious meals and entertaining guests. The property features a three piece bathroom, ensuring convenience for all residents.

One of the highlights of this home is its spacious corner plot, offering ample front and back yard space for gardening enthusiasts or for simply enjoying the outdoors. Imagine sipping your morning coffee in the tranquility of your own garden!

Situated on a quiet close, this property provides a peaceful retreat from the hustle and bustle of everyday life. Additionally, with easy access to local amenities, including shops and restaurants, everything you need is right at your doorstep.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the comfort and convenience this property has to offer.



# Spruce Street, Rochdale, OL16 5DQ

## Offers Over £125,000

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

- End Terrace Property
  - Contemporary Fitted Kitchen
  - Garden Space to Front
  - EPC Rating D
- Two Bedrooms
  - Bursting with Potential
  - Tenure Freehold
- Three Piece Bathroom
  - Spacious Cellar
  - Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'6 x 2'11 (1.07m x 0.89m)

UPVC double glazed frosted front door, tiled flooring and door to reception room.

#### Reception Room

15'7 x 13'11 (4.75m x 4.24m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point and door to kitchen.

#### Kitchen

16'1 x 10'4 (4.90m x 3.15m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, composite sink and drainer with high spout mixer tap, tiled splashback, range cooker with five ring gas hob and integrated extractor hood, space for fridge freezer, tiled flooring, cellar hatch to lower ground floor, stairs to first floor and UPVC double glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

15'5 x 13'11 (4.70m x 4.24m)

### First Floor

#### Landing

5'5 x 2'10 (1.65m x 0.86m)

Loft access, doors to two bedrooms and bathroom.

#### Bedroom One

12'8 x 10'8 (3.86m x 3.25m)

UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Two

14'0 x 9'10 (4.27m x 3.00m)

UPVC double glazed window and central heating radiator.

#### Bathroom

10'8 x 4'6 (3.25m x 1.37m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevations and tiled effect flooring.

### External

#### Rear

Enclosed paved yard with gate to shared access.

#### Front

Garden with paving, bedding areas and mature shrubbery.



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