



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.

Ramsden Road, Rochdale, OL12 9NU

Offers Over £190,000

This beautifully modernised two-bedroom mid-terraced property is the perfect blend of contemporary living and classic charm. Recently refurbished throughout, the property boasts a stylish and neutral interior, offering a fresh and inviting space ready to move into.

The ground floor features a spacious living room, ideal for both relaxing and entertaining, leading through to a newly fitted kitchen with sleek modern finishes. Upstairs, you'll find two well-proportioned bedrooms, perfect for a small family, couple, or working professional.

Externally, the property benefits from a generous garden to the rear, providing a private outdoor space for gardening, relaxation, or entertaining.

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- Garden to rear
- Tenure - Leasehold
- On Street Parking
- Council Tax Band - B
- Modern Decor Throughout
- Two Bedrooms
- EPC Rating - C

Reception Room
13'1" x 15'1" (4.0m x 4.6m)

Kitchen / Diner
15'1" x 16'4" (4.6m x 5m)

Bedroom One
13'1" x 11'9" (4.0m x 3.6m)

Bedroom Two
8'6" x 13'5" (2.6m x 4.1m)

Bathroom
9'10" m x 6'6" m (3 m x 2 m)

