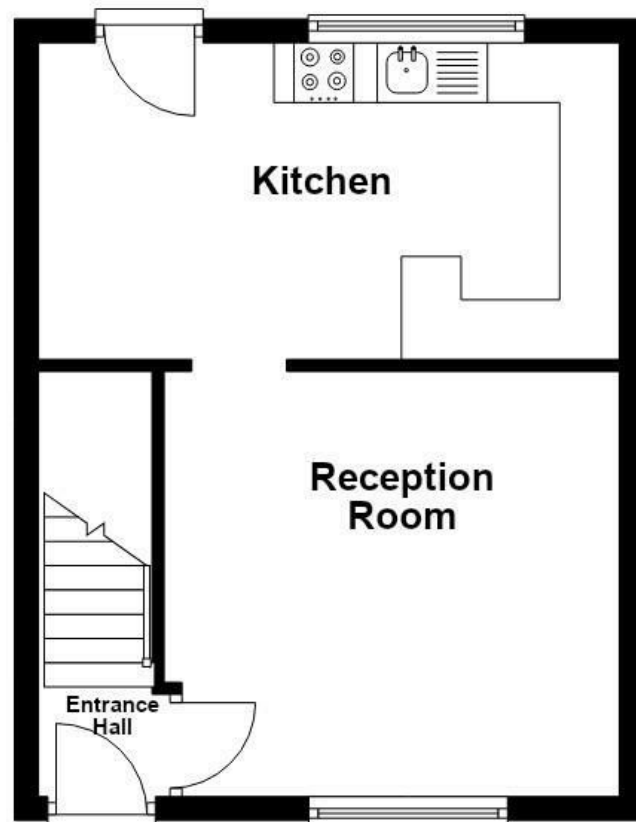
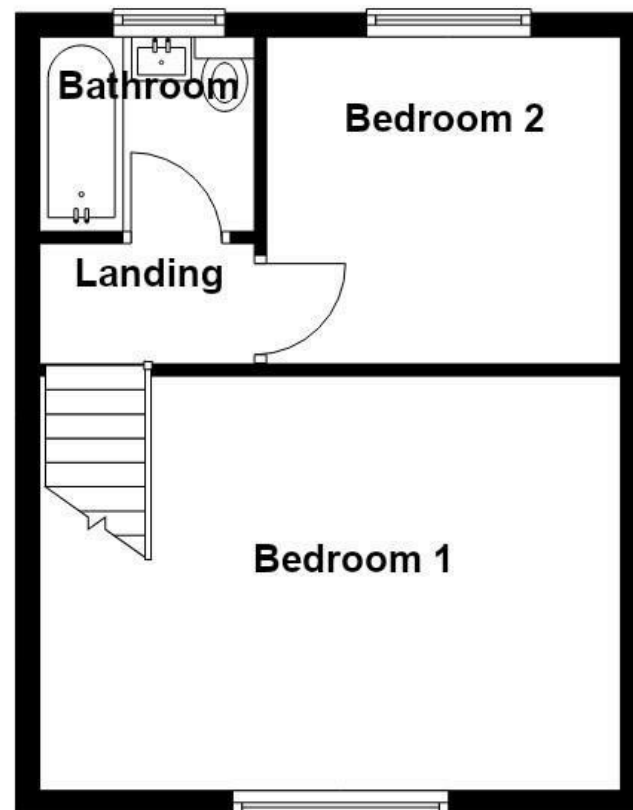


Ground Floor



First Floor



Total area: approx. 61.4 sq. metres (661.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.



Acre Street, Rochdale, OL12 8QT

£160,000

Nestled on Acre Street in the charming town of Whitworth, Rochdale, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and scenic beauty. As you step inside, you will be greeted by a spacious layout that is ideal for both relaxation and entertaining. The property boasts two generously sized bedrooms, each providing stunning views of the picturesque countryside from the top floor.

The large rear garden is a standout feature, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting. This outdoor haven is perfect for families, pets, or anyone who appreciates the beauty of nature right at their doorstep.

Located in a friendly neighbourhood, this home is well-positioned to enjoy the local amenities and community spirit that Whitworth has to offer. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to embrace a peaceful lifestyle while still being within easy reach of Rochdale and its surrounding areas.

In summary, this semi-detached home on Acre Street is not just a place to live; it is a sanctuary where you can unwind and appreciate the beauty of the countryside. Do not miss the chance to make this lovely property your own.

Acre Street, Rochdale, OL12 8QT

£160,000

**2**

**1**

**1**

**D**

- Tenure

On Street Parking

Ideal First Time Buy Or Home For A Small Family

Easy Access To Major Commuter Routes

Council Tax Band A

Two Well Proportioned Bedrooms

Viewing Essential

EPC Rating D

Modern Fitted Kitchen

Enclosed Rear Garden Space

Ground Floor

Entrance Hall
3'6 x 3'5 (1.07m x 1.04m)

Reception Room
12'6 x 11'9 (3.81m x 3.58m)

Kitchen
16' x 8'8 (4.88m x 2.64m)

First Floor

Landing
6'4 x 3'3 (1.93m x 0.99m)

Bedroom One
15'9 x 11'5 (4.80m x 3.48m)

Bedroom Two
9'9 x 8'7 (2.97m x 2.62m)

Bathroom
6'4 x 5'9 (1.93m x 1.75m)

External

Front
Paving to front and side of property.

Rear
Enclosed laid to lawn garden and paved patio area.

