



Westminster Street, Rochdale, OL11 4NA

Offers In The Region Of £150,000

A FANTASTIC TWO BEDROOM TERRACED PROPERTY IN ROCHDALE

Nestled on Westminster Street in the charming town of Rochdale, this delightful two-bedroom terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property is ideally situated in a good location, offering easy access to the vibrant amenities of Rochdale, as well as convenient links to the motorway, making commuting a breeze.

Upon entering, you will find a welcoming atmosphere that is perfect for creating a warm and inviting home. The layout of the house is practical, providing ample space for comfortable living. The two bedrooms are well-proportioned, making them suitable for a small family or for those looking to share their living space.

This property not only boasts a prime location but also offers the potential for future growth, making it an attractive option for investors seeking to expand their portfolio. The surrounding area is known for its community spirit and accessibility, ensuring that residents can enjoy both tranquillity and convenience.

In summary, this two-bedroom terrace house on Westminster Street is a fantastic opportunity for anyone looking to enter the property market or invest in a promising area. With its good location and excellent transport links, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home or investment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	86
(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.

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 2  1  2  C

- Mid-Terraced Property
 - Two Spacious Reception Rooms
 - On Street Parking
 - Council Tax Band: A
- Two Bedrooms
 - Three Piece Bathroom
 - EPC: C
- Modern Fitted Kitchen
 - Enclosed Rear Yard
 - Tenure: Leasehold

Ground Floor

Vestibule
3'10 x 2'11 (1.17m x 0.89m)

Reception Room One
13'7 x 11'10 (4.14m x 3.61m)

Reception Room Two
16'8 x 12'11 (5.08m x 3.94m)

Kitchen
10'7 x 6'4 (3.23m x 1.93m)

First Floor

Landing
8'5 x 7'0 (2.57m x 2.13m)

Bedroom One
13'0 x 12'0 (3.96m x 3.66m)

Bedroom Two
9'10 x 8'5 (3.00m x 2.57m)

Bathroom
14'1 x 4'2 (4.29m x 1.27m)

