



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(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.

Field View Lane, Rochdale, OL12 7TS

£300,000

Notice of Offer. We advise that an offer has been made for the above property in the sum of £300,000.00. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Beautifully Presented Three Bedroom Terraced Home with Open-Plan Living, Gardens & Detached Garage

Welcome to this well-appointed three-bedroom terraced property, offering spacious and modern accommodation ideal for families or professionals alike. Situated in a sought-after residential area, this home boasts contemporary interiors, versatile living space, and excellent outdoor features.

Upon entering, you are welcomed into a bright and spacious open-plan lounge and kitchen area, thoughtfully designed to offer both functionality and comfort. The stylish kitchen is fitted with modern units and integrated appliances, perfect for both everyday living and entertaining guests. A convenient downstairs W/C completes the ground floor.

Upstairs, the property comprises three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room. A sleek and modern family bathroom serves the remaining two bedrooms.

Externally, the home features well-maintained gardens to both the front and rear, offering space for relaxation and outdoor enjoyment. Additionally, a detached garage provides secure off-street parking or additional

Field View Lane, Rochdale, OL12 7TS
£300,000

3 2 1 B

- Three Bedrooms
- Private Driveway
- Tenure - Leasehold
- Garden To Front & Rear
- En-Suite
- EPC Rating - B
- Detached Garage
- Downstairs W/C
- Council Tax Band - C

Lounge/Dining Room
16'8" x 28'6" (5.1 x 8.7m)

Kitchen
9'10" x 28'6" (3m x 8.7m)

W/C
5'2" x 2'11" (1.6m x 0.9m)

Bedroom One
11'9" x 9'6" (3.6m x 2.9m)

En-Suite
3'11" x 9'6" (1.2m x 2.9m)

Bedroom Two
9'6" x 11'1" (2.9m x 3.4m)

Bedroom Three
6'6" x 6'2" (2m x 1.9m)

Family Bathroom
6'6" x 6'6" (2m x 2m)

