




| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 97 |
| (81-91) B | | 83 | |
| (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.

Palmerston Way, Rochdale, OL11 2WJ

£180,000

IDEAL FIRST TIME HOME

Nestled in the desirable area of Palmerston Way, Rochdale, this charming house presents an excellent opportunity for first-time buyers and rental investors alike. The property boasts a generous living room, perfect for relaxation and entertaining, complemented by a modern kitchen that caters to all your culinary needs.

With two well-proportioned bedrooms, this home offers ample space for comfortable living. The bathroom is conveniently located, ensuring practicality for everyday use. One of the standout features of this property is the generous rear garden, providing a delightful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available, adding to the convenience of this lovely home.

Situated in a convenient location, residents will benefit from easy access to local amenities, including shops, schools, and parks. Commuters will appreciate the proximity to major transport routes, making travel to nearby towns and cities straightforward.

This property is a wonderful blend of comfort, convenience, and potential, making it an ideal choice for those looking to step onto the property ladder or expand their investment portfolio.

Palmerston Way, Rochdale, OL11 2WJ

£180,000

 2  1  1  B

- Semi Detached Property
- High Gloss Fitted Kitchen
- Off Road Parking
- EPC Rating: B
- Two Double Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

6' x 3'6 (1.83m x 1.07m)

Hardwood entrance door, central heating radiator, spotlights, vinyl flooring and door to WC and reception room.

WC

5'2 x 2'8 (1.57m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and wall mounted wash basin with traditional taps.

Reception Room

13'7 x 12'3 (4.14m x 3.73m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, part wood panel elevation, stairs to first floor and door to kitchen.

Kitchen

12'2 x 10'10 (3.71m x 3.30m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, under stairs storage, herringbone wood effect flooring and hardwood frosted door to rear.

First Floor

Landing

5'10 x 5'8 (1.78m x 1.73m)

Central heating radiator, smoke alarm and doors to two bedrooms and bathroom

Bedroom One

12'3 x 10'6 (3.73m x 3.20m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'3 x 7'10 (3.73m x 2.39m)

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

Bathroom

6'3 x 5'3 (1.91m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional

taps, panel bath with mixer tap and direct feed rainfall shower with rinse head over, part tiled elevation and tile effect flooring.

External

Front

Laid to lawn garden and driveway for off road parking.

Rear

Laid to lawn garden, decking, paving and timber shed



Tel: 01706396140

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