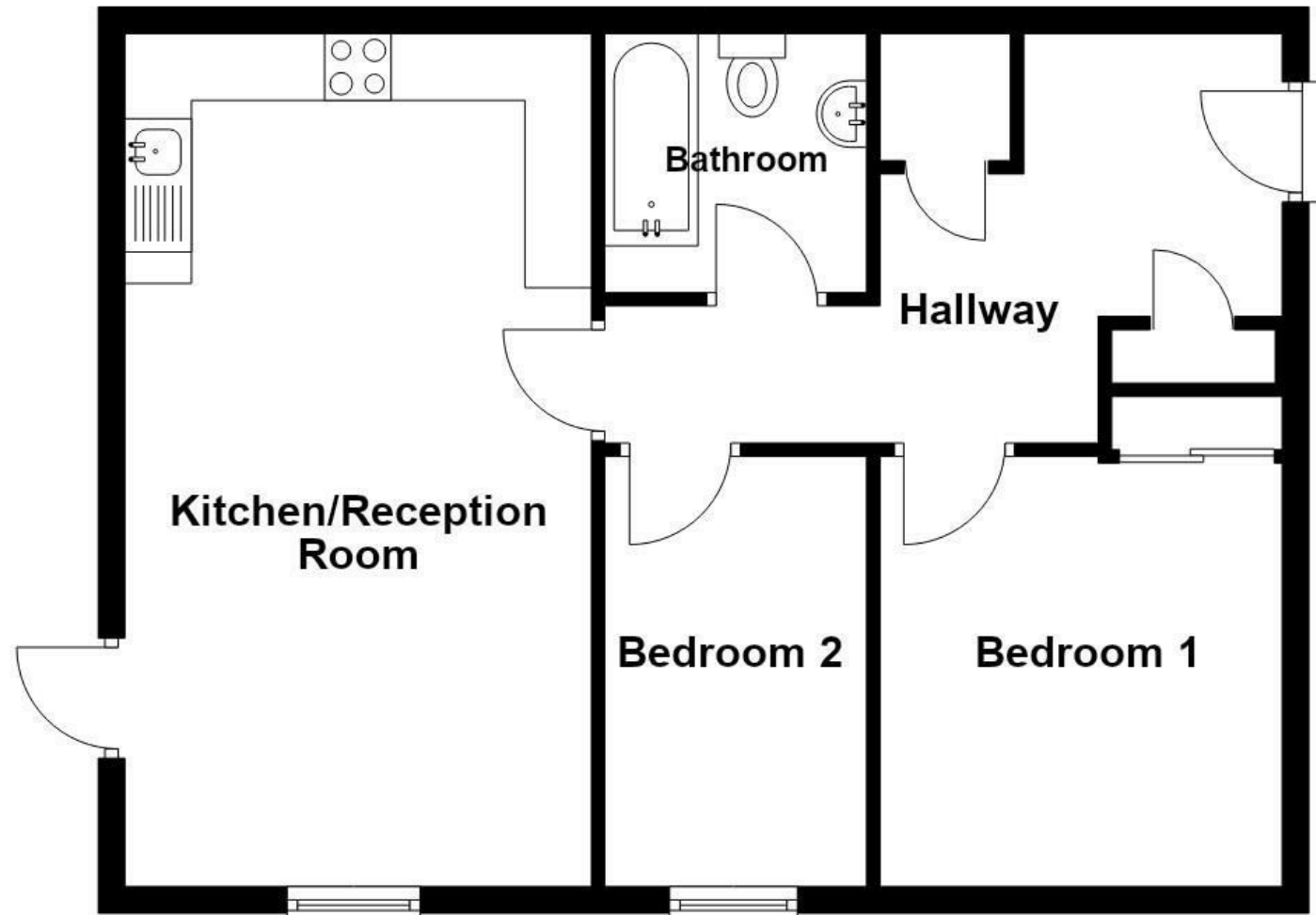


Ground Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Paperhouse Close, Rochdale, OL11 5LQ

£170,000

TWO BEDROOM APARTMENT IN SOUGHT AFTER LOCATION

Welcome to this charming two-bedroom apartment located in the desirable Paperhouse Close, Rochdale. Nestled within a sought-after complex, this property offers a tranquil living environment, perfect for those seeking peace and comfort.

As you enter the flat, you will find a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The apartment is nicely presented throughout, ensuring that you can move in with ease and start enjoying your new home immediately.

The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, providing all the necessary amenities for your daily routine.

One of the standout features of this property is that it is sold with no chain, allowing for a smooth and efficient purchasing process. This is an excellent opportunity for first-time buyers, downsizers, or investors looking to add to their portfolio.

With its peaceful surroundings and modern presentation, this flat is a rare find in the market. Do not miss the chance to make this lovely apartment your new home.

Paperhouse Close, Rochdale, OL11 5LQ

£170,000

 2  1  1  C

- Two Bedroom Apartment in Sought After Complex
- Three Piece Bathroom Suite
- Tenure Leasehold
- Off Road Parking
- Sold with No Chain Delay
- Beautiful Surrounding Scenery
- Council Tax Band C
- Modern Fixtures And Fittings
- Open Plan Kitchen/Reception Room
- EPC Rating C

First Floor

Internal

Hallway

15' x 10' (4.57m x 3.05m)

Bedroom One

10'7 x 9' (3.23m x 2.74m)

Bedroom Two

10'7 x 6'5 (3.23m x 1.96m)

Bathroom

6'5 x 6'4 (1.96m x 1.93m)

Kitchen/Reception Room

21' x 11'6 (6.40m x 3.51m)

