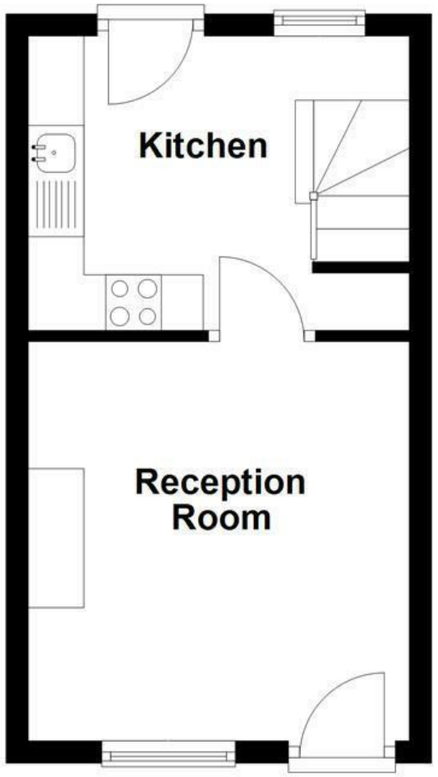
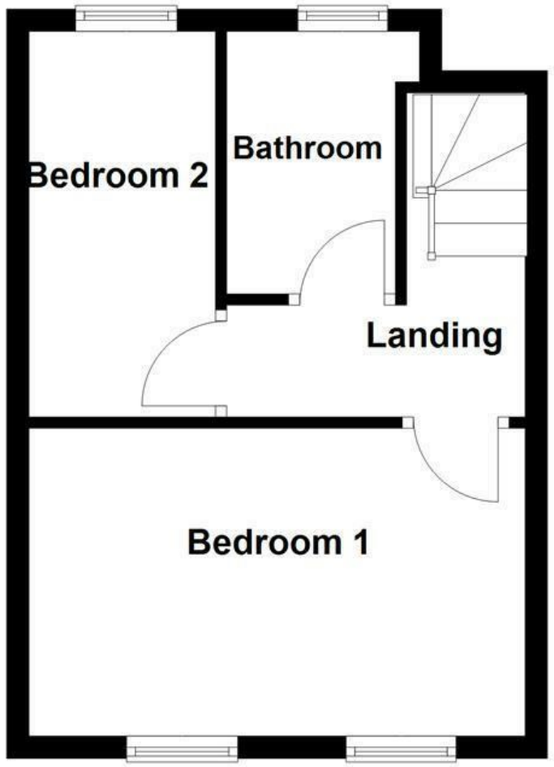
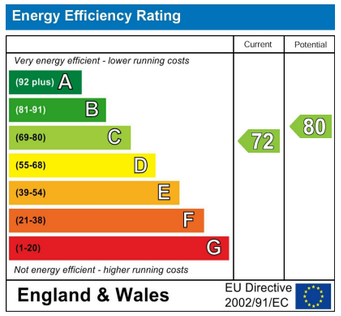
Keenans

Ground Floor
Approx. 21.7 sq. metres (233.6 sq. feet)



First Floor
Approx. 27.7 sq. metres (298.7 sq. feet)





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.

Bentmeadows, Rochdale, OL12 6HZ

Offers Over £140,000

Nestled in the charming area of Bentmeadows, Rochdale, this recently renovated house presents an excellent opportunity for both first-time buyers and those looking to downsize. With modern upgrades including new electrics, and heating, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a bright reception room that sets a warm and inviting tone for the home. At the rear, a door leads you into the well-appointed kitchen, which features convenient access to the stairs that ascend to the first floor. Here, you will find two spacious double bedrooms, perfect for restful nights, along with a contemporary bathroom that caters to your daily needs.

The property boasts a private rear garden, providing a tranquil outdoor space for relaxation or entertaining guests. Additionally, off-road parking at the front ensures that you have a secure and convenient place for your vehicle.

This delightful home combines comfort and practicality, making it an ideal choice for those seeking a peaceful retreat in a friendly neighbourhood. Don't miss the chance to view this lovely property and envision your future in this wonderful setting.

Some images have been staged with AI software to enhance the potential of the property.

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Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Bentmeadows, Rochdale, OL12 6HZ

Offers Over £140,000

2 1 1 C

- Recently Renovated Home
- Private Rear Garden
- Off Road Parking
- Tenure - Leasehold
- Two Double Bedrooms
- Ideal First Time Buy
- EPC Rating - C
- Modern Kitchen And Bathroom
- New Boiler And Electrics
- Council Tax Band - A

Ground Floor

Reception Room
11'9 x 11'3 (3.58m x 3.43m)

Kitchen
11'3 x 8'8 (3.43m x 2.64m)

First Floor

Bedroom One
13'3 x 9'7 (4.04m x 2.92m)

Bedroom Two
10'11 x 6'11 (3.33m x 2.11m)

Bathroom
7'9 x 4'10 (2.36m x 1.47m)

External

Rear
Paving, laid to lawn area, timber shed and gate to shared access road.

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