


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## High Barn Close, Rochdale, OL11 3PN

### £120,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Having been presented and maintained well throughout with two double bedrooms, neutral decoration and an open plan kitchen diner, this enviable mid terraced property is being proudly welcomed to the market in the desirable location of Rochdale. A complete blank canvas, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Oldham, Middleton and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to a fitted kitchen which houses a staircase to the first floor and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed yard to the rear with outbuildings.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.



# High Barn Close, Rochdale, OL11 3PN

## £120,000

 2  1  1  C

- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- On Street Parking
- Ideal Investment Opportunity Or First Time Buy
- Bursting With Potential
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Rear Yard Space`
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

3'5 x 3'4 (1.04m x 1.02m)

Coving and hard wood single glazed frosted door to reception room.

#### Reception Room

16'2 x 12'10 (4.93m x 3.91m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, smoke alarm, television point and door to kitchen.

#### Kitchen

16'2 x 9'5 (4.93m x 2.87m)

UPVC double glazed leaded window, central heating radiator, range of wood effect panel wall and base units, granite effect surface, splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven and four ring gas hob, extractor hood, space for fridge freezer, washing machine and dishwasher, main boiler, under stairs storage, wood effect laminate flooring, UPVC double glazed frosted door to rear and stairs to first floor.

### First Floor

#### Landing

6'8 x 4'7 (2.03m x 1.40m)

Loft hatch, doors to two bedrooms and bathroom.

#### Bedroom One

16'2 x 11'2 (4.93m x 3.40m)

UPVC double glazed window, central heating radiator and picture rail.

#### Bedroom Two

11'2 x 9'1 (3.40m x 2.77m)

UPVC double glazed leaded window and central heating radiator.

#### Bathroom

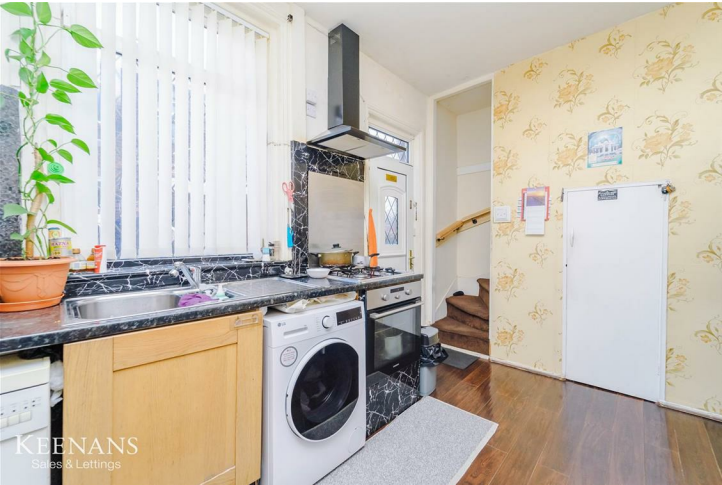
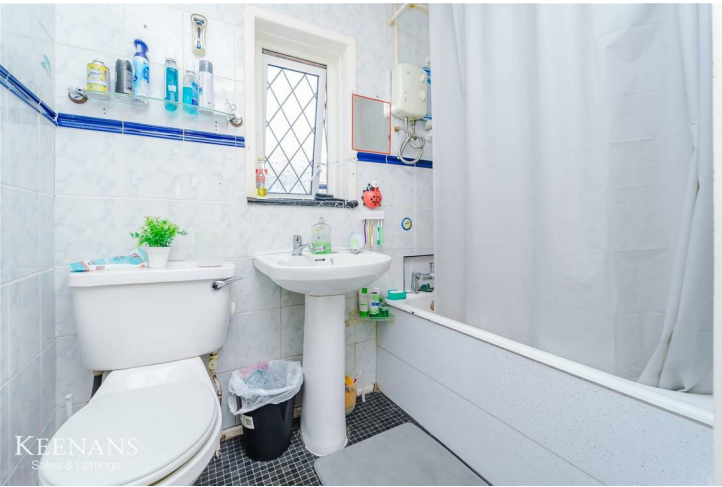
6'8 x 6'3 (2.03m x 1.91m)

UPVC double glazed frosted leaded window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, PVC panel bath with electric feed shower and mixer tap, tiled elevation, wood clad to ceiling and tiled effect lino flooring.

### External

#### Rear

Enclosed yard with outbuilding and gate to shared access road.



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