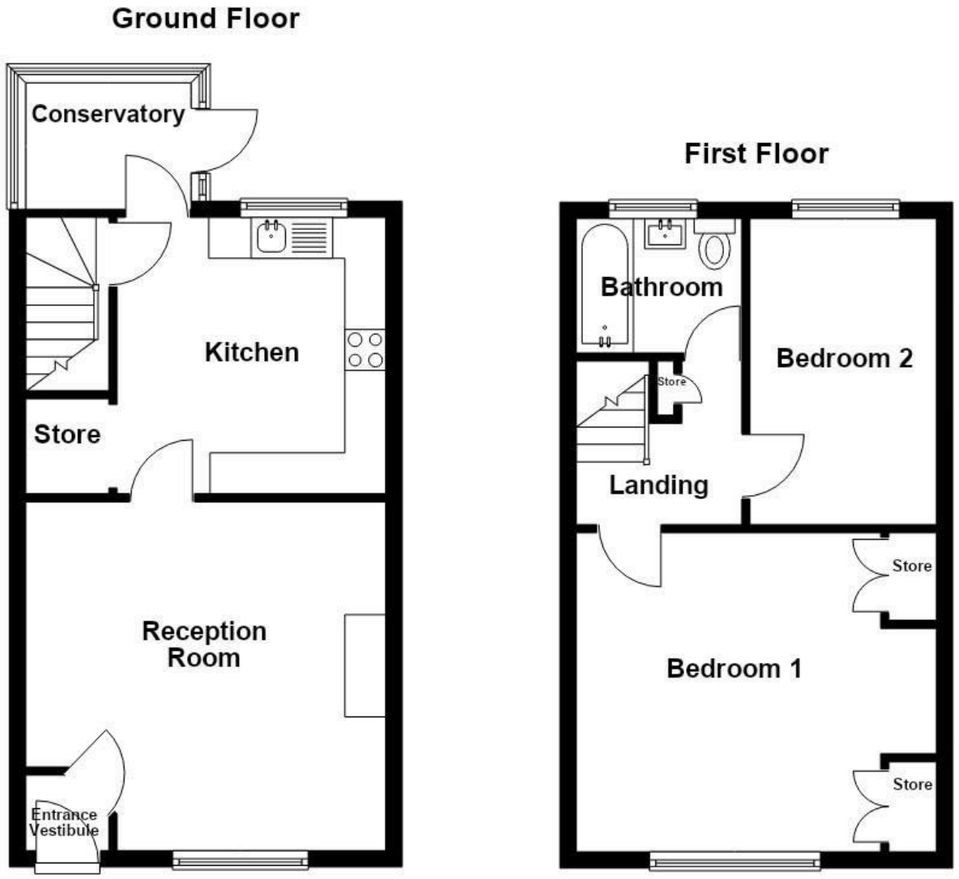
Keenans











Overt Street, Rochdale, OL11 1PW

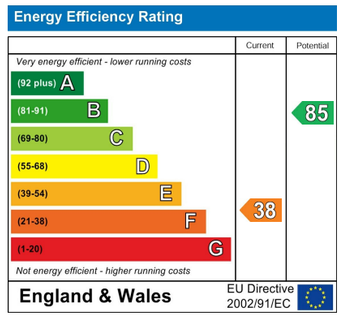
Offers Over £130,000

Nestled on Overt Street in the charming town of Rochdale, this delightful mid-terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The adjoining kitchen is designed for practicality, ensuring that meal preparation is a breeze. Additionally, the property boasts a lovely conservatory, which serves as a wonderful space to enjoy the natural light and views of the garden throughout the year.

The low-maintenance garden is a standout feature, providing a serene outdoor space that requires minimal upkeep, allowing you to spend more time enjoying your home rather than tending to it.

This property is not only a comfortable living space but also benefits from its convenient location, with local amenities and transport links within easy reach. Whether you are looking to settle down or invest, this mid-terraced house on Overt Street presents an excellent opportunity to enjoy a delightful lifestyle in Rochdale.



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.

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Overt Street, Rochdale, OL11 1PW

Offers Over £130,000

2 1 1 F

- Delightful Two-Bedroom Mid-Terraced Home
- Bright Conservatory
- On Street Parking
- Tenure - Leasehold
- Spacious Reception Room
- Two Well-Proportioned Bedrooms
- EPC Rating - F
- Well-Equipped Kitchen
- Low-Maintenance Garden
- Council Tax Band - A

Ground Floor

Entrance
UPVC double glazed door to entrance vestibule.

Entrance Vestibule
3'4 x 3 (1.02m x 0.91m)

Door leading to reception room.

Reception Room
14'6 x 14 (4.42m x 4.27m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire and wooden mantle, door leading to kitchen.

Kitchen
14'6 x 11'1 (4.42m x 3.38m)

UPVC double glazed window, central heating radiator, panelled wall and base units with laminate surfaces, tiled splashbacks, sink and drainer with mixer tap, gas hob burner, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, combi boiler, under stair storage, lino flooring, door to conservatory.

Conservatory
5'11 x 5 (1.80m x 1.52m)

Surrounding UPVC double glazed windows, central heating radiator, laminate flooring, UPVC double glazed door to rear.

First Floor

Landing
6'5 x 6 (1.96m x 1.83m)

Coving, doors leading to two bedrooms and bathroom.

Bathroom
6'5 x 5'5 (1.96m x 1.65m)

UPVC double glazed window, central heating radiator, flush plate WC, pedestal wash basin with mixer tap and a panelled bath with an electric feed shower, partial tiled elevations, tiled flooring.

Bedroom One
14'5 x 12'10 (4.39m x 3.91m)

UPVC double glazed window, central heating radiator.

Bedroom Two
11'8 x 7'8 (3.56m x 2.34m)

UPVC double glazed window, central heating radiator.

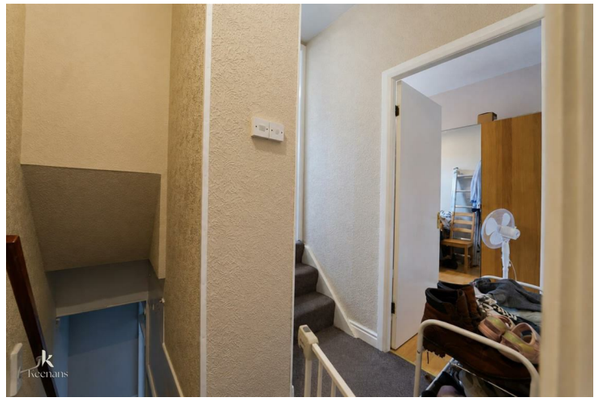
External

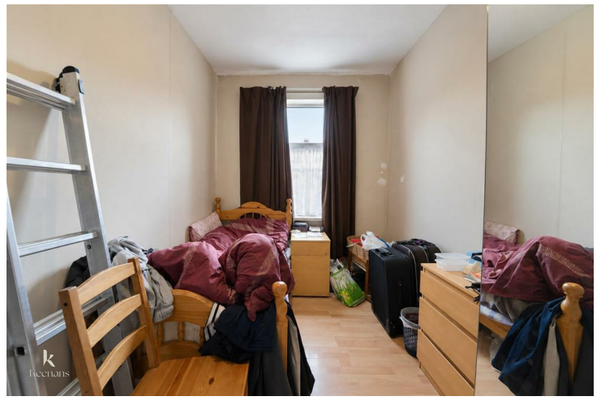
Front
On street parking.

Rear
Enclosed paved yard.







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