



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Rhodes Street, Rochdale, OL12 9RP

Offers Over £140,000

MID TERRACE HOME SPREAD ACROSS FOUR FLOORS

Situated on the charming Rhodes Street in Rochdale, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, the property spans an impressive 958 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by a well-proportioned reception room that exudes warmth and charm, making it an ideal space for relaxation or entertaining guests. Adjacent to this, the dining room offers a lovely setting for family meals or gatherings, ensuring that every occasion is special.

The first floor boasts two generous double bedrooms, each designed to provide a peaceful retreat at the end of the day. These well-appointed rooms are perfect for families, couples, or individuals seeking extra space. Completing the upper level is a thoughtfully designed bathroom, which adds to the overall convenience of the home.

This property is not only a wonderful place to live but also benefits from its prime location in Rochdale, offering easy access to local amenities, schools, and transport links. Whether you are a first-time buyer or looking to invest, this charming home presents an excellent opportunity to enjoy comfortable living in a vibrant community. Don't miss the chance to make this lovely house your new home.

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Rhodes Street, Rochdale, OL12 9RP

Offers Over £140,000

 **2**  **1**  **2**  **D**

- Immaculate Mid Terrace Property
 - Spread Across Four Floors
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Perfect First Home
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Hall

12'3 x 3'1 (3.73m x 0.94m)
UPVC double glazed frosted leaded front door, central heating radiator, coving, wood effect flooring and doors leading to two reception rooms.

Reception Room One

12'0 x 10'7 (3.66m x 3.23m)
UPVC double glazed leaded window, central heating radiator, cornice coving, dado rail, feature fireplace with wooden mantel and solid wood flooring.

Reception Room Two

14'2 x 14'1 (4.32m x 4.29m)
UPVC double glazed leaded window, central heating radiator, cornice coving, picture rail, feature fireplace with tiled surround and wooden mantel, wood effect flooring, folding door to lower ground floor, door to kitchen and stairs to first floor.

Kitchen

6'11 x 6'2 (2.11m x 1.88m)
UPVC double glazed leaded window, range of wall and base units with wood effect work surfaces and splashback, composite sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, stainless steel splashback, plumbing for washing machine, wall mounted boiler, tiled effect flooring and UPVC double glazed frosted leaded door to rear.

Lower Ground Floor

Cellar

9'10 x 5'4 (3.00m x 1.63m)

Store Room

5'6 x 5'4 (1.68m x 1.63m)

First Floor

Landing

9'0 x 2'7 (2.74m x 0.79m)
Doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'0 x 12'2 (4.27m x 3.71m)
UPVC double glazed leaded window, central heating radiator and door to over stairs storage.

Bedroom Two

11'4 x 9'7 (3.45m x 2.92m)
UPVC double glazed leaded window, central heating radiator, dado rail and part wood panelled elevations.

Bathroom

7'9 x 4'3 (2.36m x 1.30m)
UPVC double glazed frosted window, central heated towel rail, dual

flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, tiled elevations, extractor fan and tiled flooring.

Second Floor

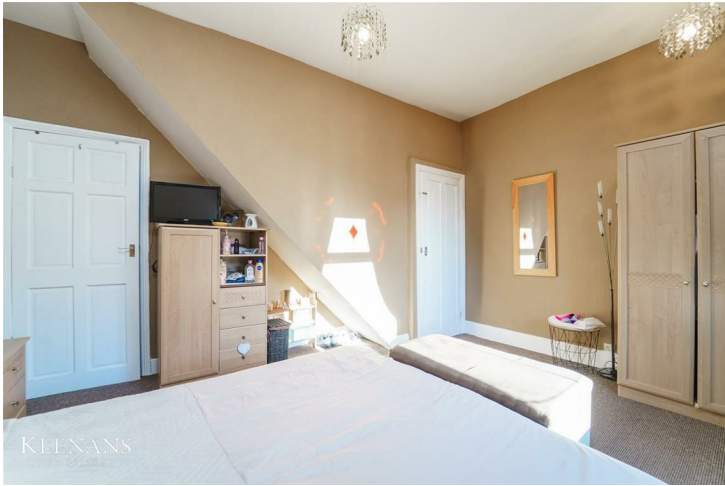
Attic Room

13'10 x 10'9 (4.22m x 3.28m)
Velux window and central heating radiator.

External

Rear

Enclosed paved yard with gate to shared access.



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