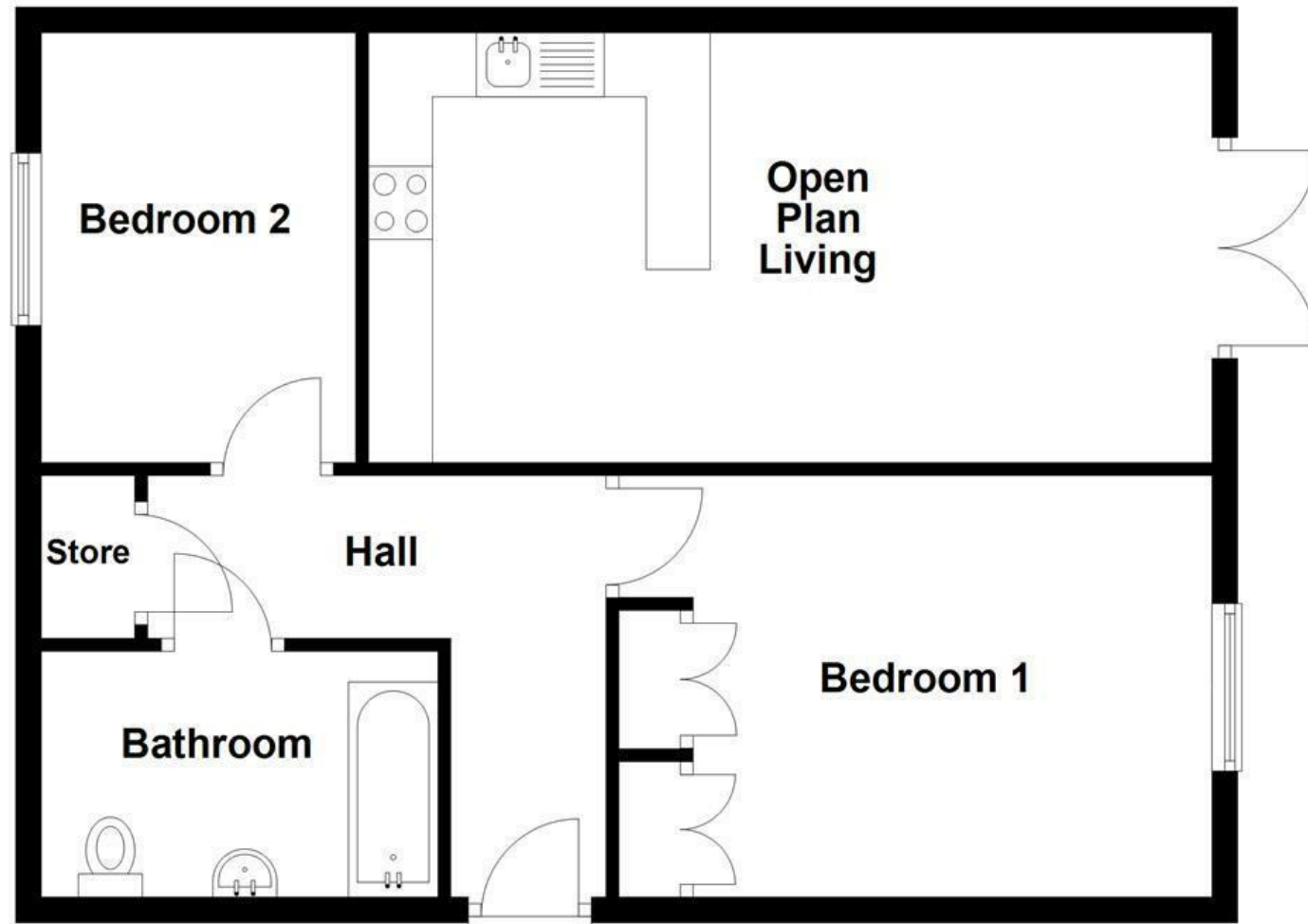


### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Dellar Street, Rochdale, OL12 7AN

### £142,500

IMMACULATE TWO DOUBLE BEDROOM APARTMENT

Located on Dellar Street in the vibrant town of Rochdale, this delightful two-bedroom apartment presents an excellent opportunity for first-time buyers or savvy investors. The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The modern family bathroom is designed with contemporary fixtures, ensuring both style and functionality.

The heart of the home is the bright and airy open-plan living area, which seamlessly combines the living room and kitchen. This contemporary kitchen is equipped with modern appliances and offers a perfect setting for both cooking and entertaining. The open space is flooded with natural light, creating a warm and inviting atmosphere that is ideal for family gatherings or quiet evenings in.

This property is ready to move into, allowing you to settle in without the hassle of renovations or repairs. With its modern features and convenient location, this flat is not only a wonderful home but also a promising investment opportunity. Don't miss the chance to make this charming apartment your own in the heart of Rochdale.

Dellar Street, Rochdale, OL12 7AN

£142,500



- Immaculate Top Floor Apartment
- Open Plan Living
- Secure Communal Parking
- EPC Rating C
- Two Double Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom Suite
- Perfect First Home
- Council Tax Band B

**Entrance Hall**

13'10 x 10'8 (4.22m x 3.25m)

**Open Plan Kitchen/Living Area**

21'8 x 11'0 (6.60m x 3.35m)

**Bedroom One**

14'0 x 10'9 (4.27m x 3.28m)

**Bedroom Two**

11'0 x 8'1 (3.35m x 2.46m)

**Bathroom**

10'2 x 6'4 (3.10m x 1.93m )



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