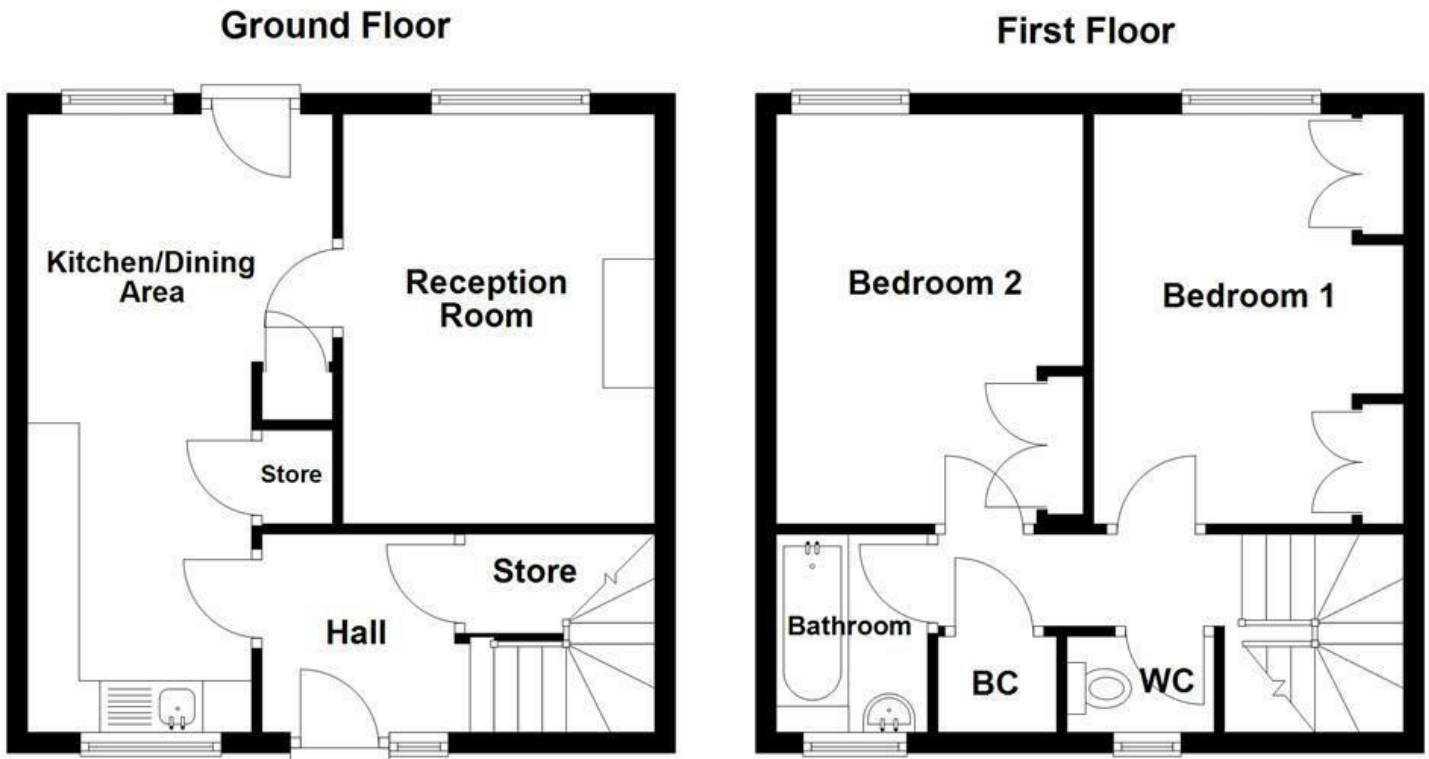




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Meadow View, Cutgate, OL12 7PB

£140,000

TWO BEDROOM HOME IN ROCHDALE

Welcome to this charming house located in the desirable area of Meadow View, Cutgate, Rochdale. This property is perfect for a professional couple or a small family seeking a comfortable and convenient living space.

As you enter, you will find a welcoming reception room that offers a warm atmosphere, ideal for relaxation or entertaining guests. The open plan kitchen and dining room is a standout feature, providing a modern and sociable space for family meals and gatherings. The layout encourages interaction, making it a delightful area for both cooking and dining.

The house boasts two well-proportioned bedrooms, offering ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the key advantages of this property is its low maintenance exteriors, allowing you to spend more time enjoying your home and less time on upkeep. The convenient location in Rochdale means you will have easy access to local amenities, schools, and transport links, making daily life a breeze.

In summary, this house in Meadow View is an excellent opportunity for those looking for a blend of comfort, style, and practicality in a sought-after location. Do not miss the chance to make this lovely property your new

Meadow View, Cutgate, OL12 7PB

£140,000

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

- End Terrace Property
 - Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Two Piece Bathroom and Separate WC
 - Enclosed Garden to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

7'0 x 4'4 (2.13m x 1.32m)

UPVC double glazed frosted front door and window, central heating radiator, smoke detector, doors to kitchen/dining area, under stairs storage and stairs to first floor.

Kitchen/Dining Area

19'8 x 9'9 (5.99m x 2.97m)

Two UPVC double glazed windows, central heating radiator, coving, range of panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, lino flooring, doors leading to reception room, storage and UPVC double glazed frosted door to rear.

Reception Room

13'1 x 9'11 (3.99m x 3.02m)

UPVC double glazed window, central heating radiator, coving, integrated shelving, electric fire with granite surround, hearth and wooden mantel.

First Floor

Landing

8'0 x 3'1 (2.44m x 0.94m)

Central heating radiator, smoke detector, doors leading to two bedrooms, bathroom WVC and boiler cupboard.

Bedroom One

13'1 x 9'11 (3.99m x 3.02m)

UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

13'1 x 9'8 (3.99m x 2.95m)

UPVC double glazed leaded window, central heating radiator, loft access, coving, television point and fitted wardrobe.

Bathroom

6'4 x 4'10 (1.93m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, spotlights, tiled elevations and wood effect flooring.

WC

4'8 x 3'1 (1.42m x 0.94m)

UPVC double glazed frosted window, coving, dual flush WC and wood effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving, outbuilding and gate to shared access.

Front

Paving.

Tel: 01706396140



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