



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(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.

Paperhouse Close, Rochdale, OL11 5LR

£165,000

PLEASE NOTE THAT A SALE HAS BEEN AGREED PRIOR TO MARKETING VIA OUR PRE-REGISTERED BUYERS LIST.

Well presented, and spacious two bedroom apartment in the popular Paperhouse Close development in sought after Norden. The property offers excellent accommodation, with a double aspect open plan kitchen and lounge, two generous bedrooms, and two bathrooms including a modern family bathroom and an en-suite shower room. Positioned in an excellent location on the edge of Ashworth Valley, the property is within walking distance of the village centre and its array of amenities.

Do you have a similar property to sell? Please call our Rochdale branch to discuss your requirements on 01706 396140 or email Rochdale@keenans-estateagents.co.uk. We have additional buyers looking for similar property that are ready to proceed now!

Paperhouse Close, Rochdale, OL11 5LR

£165,000

 **2**  **2**  **1**  **B**

■ EPC Rating - B

■ Council Tax Band - C