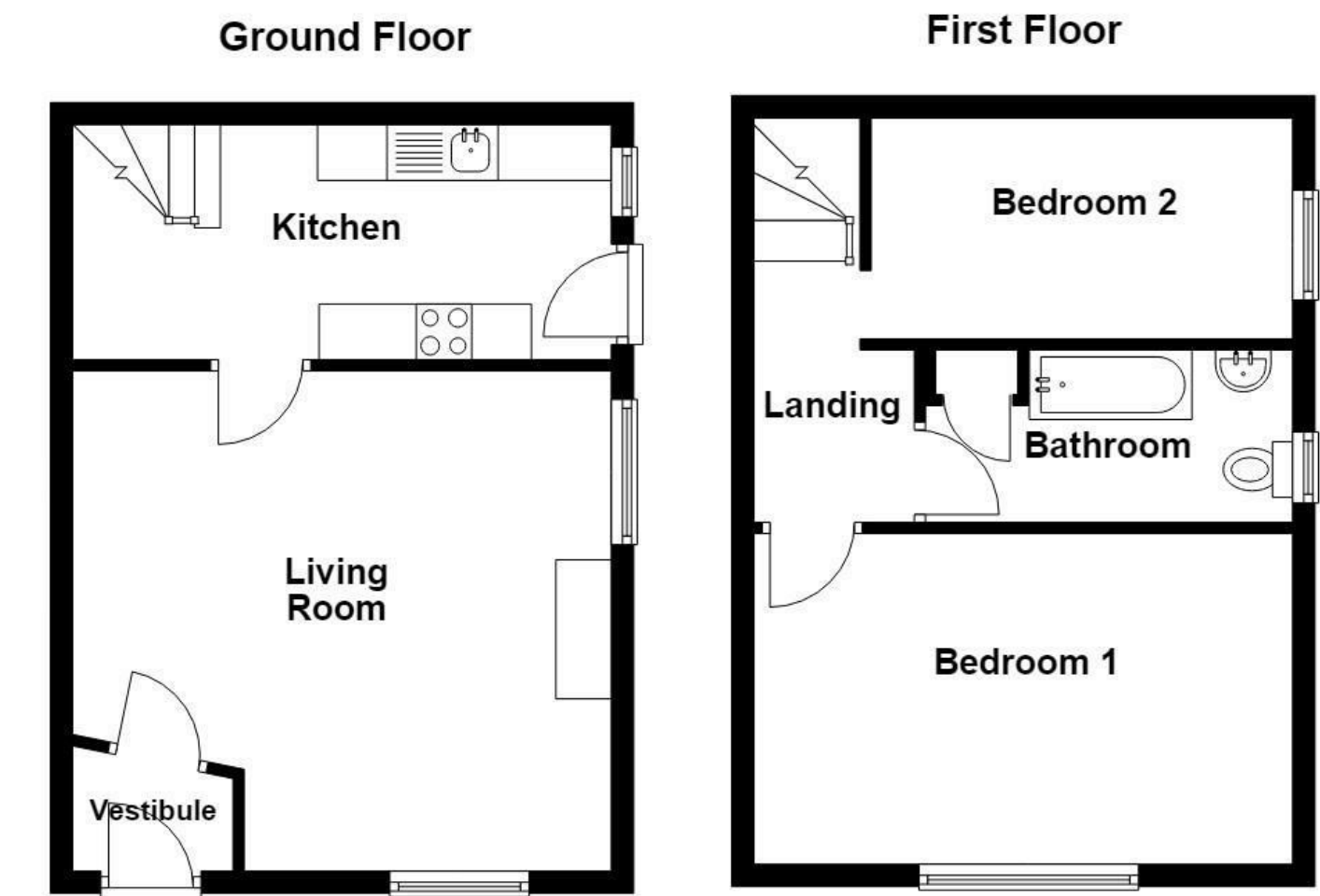




Coupland Street, Rochdale, OL12 8QQ

£140,000

In the charming village of Whitworth, Rochdale, this delightful back-to-back house on Coupland Street offers a perfect blend of character and modern living. Built in 1880, the property spans an impressive 732 square feet and features a spacious reception room that welcomes you with warmth and light, making it an ideal space for relaxation or entertaining guests.

The house boasts two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The bathroom is fitted with modern fixtures and fittings, ensuring convenience and style for everyday living.

One of the standout features of this property is the shared garden to the side, which the current owners have the pleasure of using. This outdoor space offers a lovely retreat for enjoying the fresh air, gardening, or simply unwinding after a long day.

With its prime location in the picturesque village of Whitworth, residents can enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. This property presents a wonderful opportunity for those looking to settle in a friendly community with a rich history. Whether you are a first-time buyer or seeking a charming rental, this house is sure to impress.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.

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2 1 1 D

- Back To Back Terraced
- Modern Fixtures And Fittings
- EPC Rating D
- Tenure Leasehold
- Spacious Reception Room
- Three Piece Bathroom
- On Street Parking
- Shared Garden To The Side
- Two Bedrooms
- Council Tax Band A

Ground Floor

Internal

Vestibule

4'5" x 3'8" (1.35 x 1.14)

Lounge

14'9" x 15'10" (4.5 x 4.85)

Kitchen

6'11" x 15'10" (2.11 x 4.85)

Landing

11'6" x 4'3" (3.51 x 1.3)

Bedroom One

9'8" x 15'10" (2.95 x 4.85)

Bedroom Two

6'11" x 12'4" (2.11 x 3.76)

Bathroom

11'8" x 4'7" (3.56 x 1.4)



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