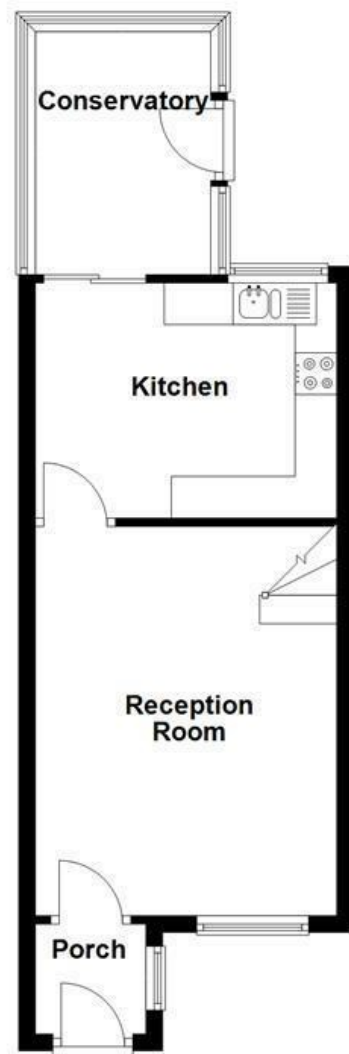
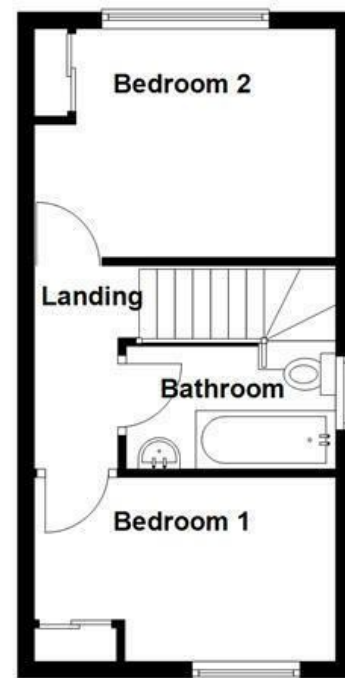


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      | 77        |
| (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.

## Royle Road, Rochdale, OL11 3ET

### £150,000

TWO BEDROOM SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Located on the charming Royle Road in Rochdale, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. With no chain delay, you can move in without the usual waiting period, making this property even more appealing.

Upon entering, you are welcomed into a spacious lounge that seamlessly flows into the kitchen, creating an inviting space for both relaxation and entertaining. The lounge is bathed in natural light, enhancing the warm atmosphere of the home. From the kitchen, sliding doors lead to a conservatory, which offers a perfect spot to enjoy the garden views throughout the seasons.

The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located, ensuring functionality for everyday living.

Outside, the good-sized rear garden is a wonderful feature, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the front of the property offers two parking spaces, adding to the convenience of this lovely home.

With its potential for further enhancement and its desirable location, this semi-detached house is a fantastic find in Rochdale. Whether you are looking to create your dream home or seeking a sound investment, this property is well worth a visit.

Royle Road, Rochdale, OL11 3ET

£150,000

2

1

1

D

- EPC Rating D

■ Ideal Investment Opportunity With Viewing Essential

■ Bursting With Potential

■ Council Tax Band B

■ Two Well Proportioned Bedrooms

■ Rear Garden Space

■ No Chain Delay

■ Spacious Reception Room

■ Off Road Parking

■ Tenure Freehold
- Ground Floor
- Entrance
- Hard wood door to porch.
- Porch
- 4'4 x 4'4 (1.32m x 1.32m )
- Hard wood single glazed window, storage, parquet flooring and door to reception room.
- Reception Room One
- 15'4 x 11'11 (4.67m x 3.63m)
- Hard wood single glazed window, central heating radiator, gas fire, parquet flooring, stairs to the first floor and door to kitchen.
- Kitchen
- 11'11 x 9'3 (3.63m x 2.82m )
- Hard wood single glazed window, central heating radiator, a range of wood panelled wall and base units with a granite surface, stainless steel one and a half bowl sink and drainer with mixer tap, four ring electric hob and oven, integrated fridge freezer, plumbing for washing machine, part tiled elevations, parquet flooring, UPVC sliding doors to conservatory.
- Conservatory
- 9'7 x 6'11 (2.92m x 2.11m )
- UPVC single glazed windows, central heating radiator, part wood panelled elevations, wood effect laminate flooring, UPVC single glazed frosted doors to rear.
- First Floor
- Landing
- 7'11 x 2'5 (2.41m x 0.74m )
- Central heating radiator, loft access, above stairs storage, doors to two bedrooms and bathroom.
- Bedroom One
- 12'2 x 7'3 (3.71m x 2.21m )
- Hard wood single glazed window, storage, central heating radiator and storage.
- Bedroom Two
- 12'1 x 9'3 (3.68m x 2.82m )
- Hard wood single glazed window, storage and central heating radiator.
- Bathroom
- 8'1 x 4'5 (2.46m x 1.35m )
- Hard wood single glazed frosted window, central heating radiator, low flush W/C, pedestal wash basin, panel bath and over head electric feed shower, extractor fan, part tiled elevations and tile effect lino flooring.
- External
- Front
- Paving with bedding areas and hedge, parking space.
- Rear
- Enclosed laid to lawn garden with bushes, bedding areas and part paved.
- A bright reception room with light green walls and a large multi-paned window looking out onto a garden. A white radiator is positioned under the window. A doorway leads to another room.
- A bedroom with white walls and a large white wardrobe with a sliding door. A window with a dark curtain is visible in the background.
- A bathroom with white tiled walls and a white bathtub. A toilet is visible in the background, and a window is above the tub.
- A bedroom with a wooden floor and a staircase leading up. The wall is covered in vertical striped wallpaper.
- An exterior view of a red brick house with a conservatory and a large green bush in the foreground.
- A kitchen with light-colored wooden cabinets, a white countertop, and a built-in oven.
- A bedroom with a wooden floor and a wall covered in vertical striped wallpaper. A window is on the left.
- A bedroom with light green walls and a window. A white radiator is on the wall.
- Tel: 01706396140
- www.keenans-estateagents.co.uk