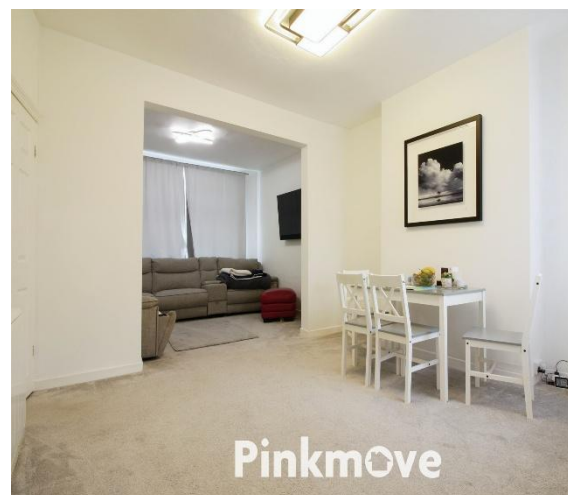




Rochdale Terrace

Guide Price £135,000 to £145,000

- WELL PRESENTED END OF TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- TWO OPEN PLAN RECEPTION ROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- EPC Rating: E



 2  1  1

Pinkmove

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About the property

We are delighted to present to you this charming end of terrace property available for sale. With a welcoming aura, it exudes a sense of homeliness that is hard to resist. The property is in good condition, ready to welcome its new owners without any need for immediate renovations.

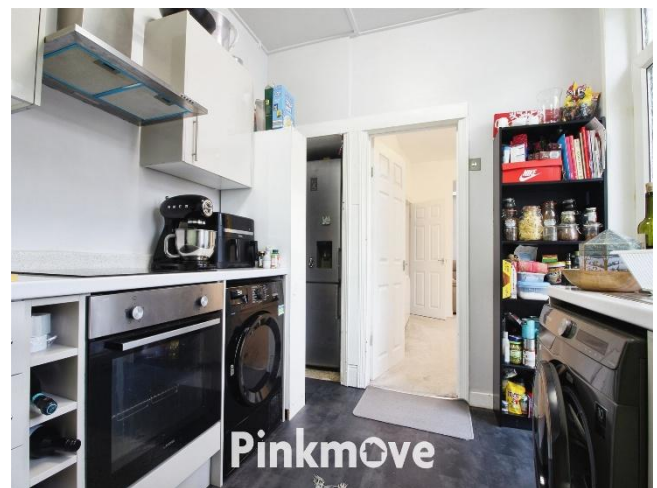
The property boasts two spacious reception rooms, both featuring an open-plan design, perfect for entertaining guests or spending quality family time. Furthermore, it includes a well-equipped kitchen, perfect for those who love to cook!

One of the highlights of this property is its two double bedrooms, offering plenty of space and comfort for a good night's sleep. A well-maintained bathroom complements the bedrooms, providing all the necessary conveniences.

Now, let's talk about the unique features of this property. It comes with a beautiful enclosed rear garden, perfect for enjoying a sunny afternoon or hosting a summer barbecue. Also, it features a lovely conservatory, a serene spot where you can bask in the sunlight as you enjoy a good book or a cup of tea.

Located with easy access to public transport links, nearby schools, and local amenities, this property offers a perfect mix of tranquillity and convenience.

In sum, this end of terrace property is a fantastic find for anyone looking for a home that offers comfort, convenience, and a touch of outdoor charm.





Accommodation

Living Room

9' 8" x 11' 2" (2.95m x 3.40m)

Dining Room

11' 6" x 11' 2" (3.51m x 3.40m)

Kitchen

9' 7" x 8' 4" (2.92m x 2.54m)

Conservatory

9' 9" x 5' 6" (2.97m x 1.68m)

Bedroom 1

9' 8" x 14' 9" (2.95m x 4.50m)

Bedroom 2

11' 7" x 9' 2" (3.53m x 2.79m)

Bathroom

9' 6" x 8' 4" (2.90m x 2.54m)

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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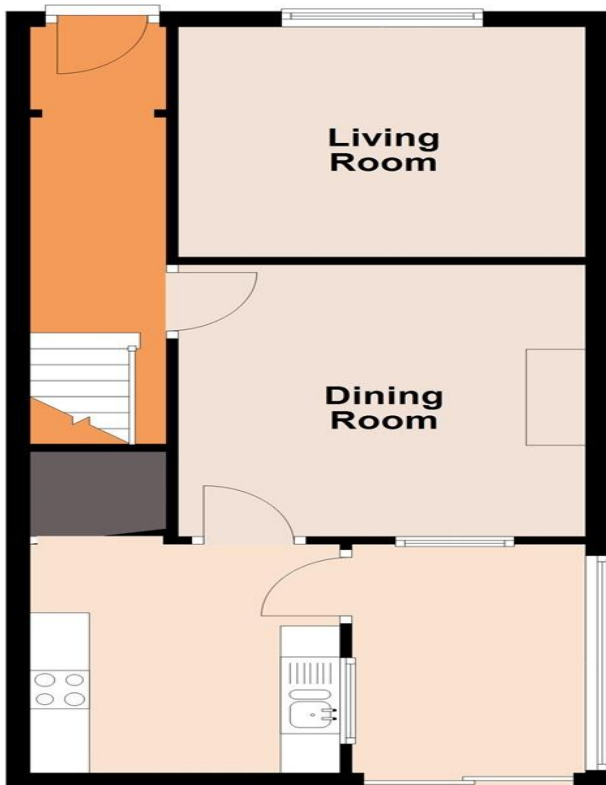
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Floorplan

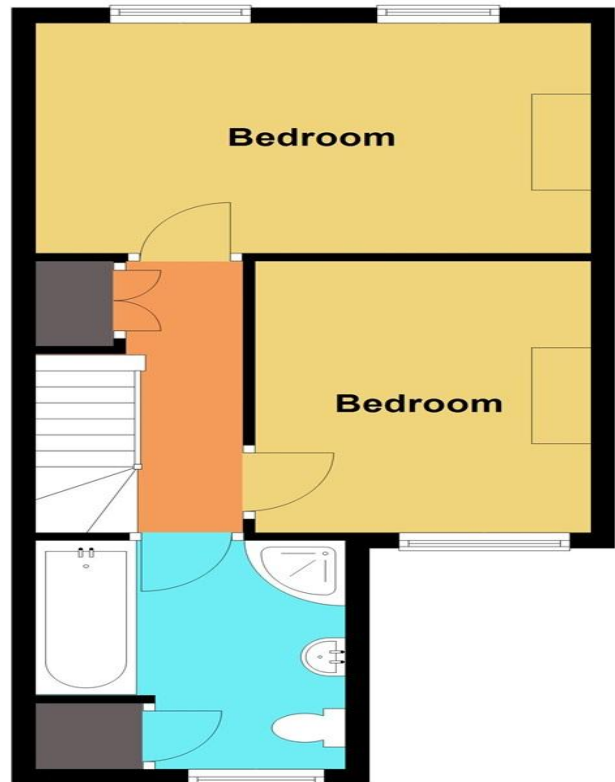
Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.1 sq. feet)
38 Rochdale Terrace

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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