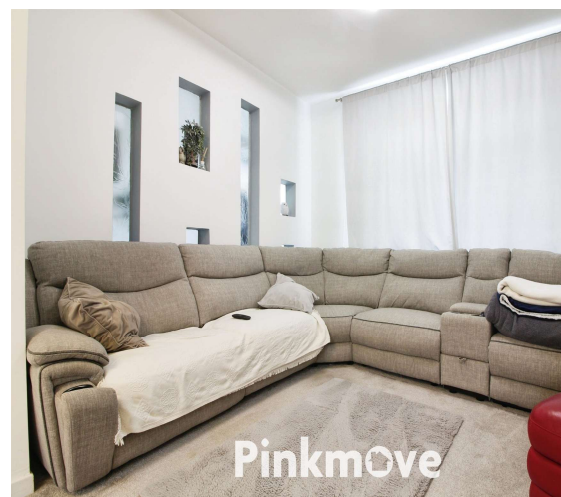




Rochdale Terrace, guide price £130,000- £140,000

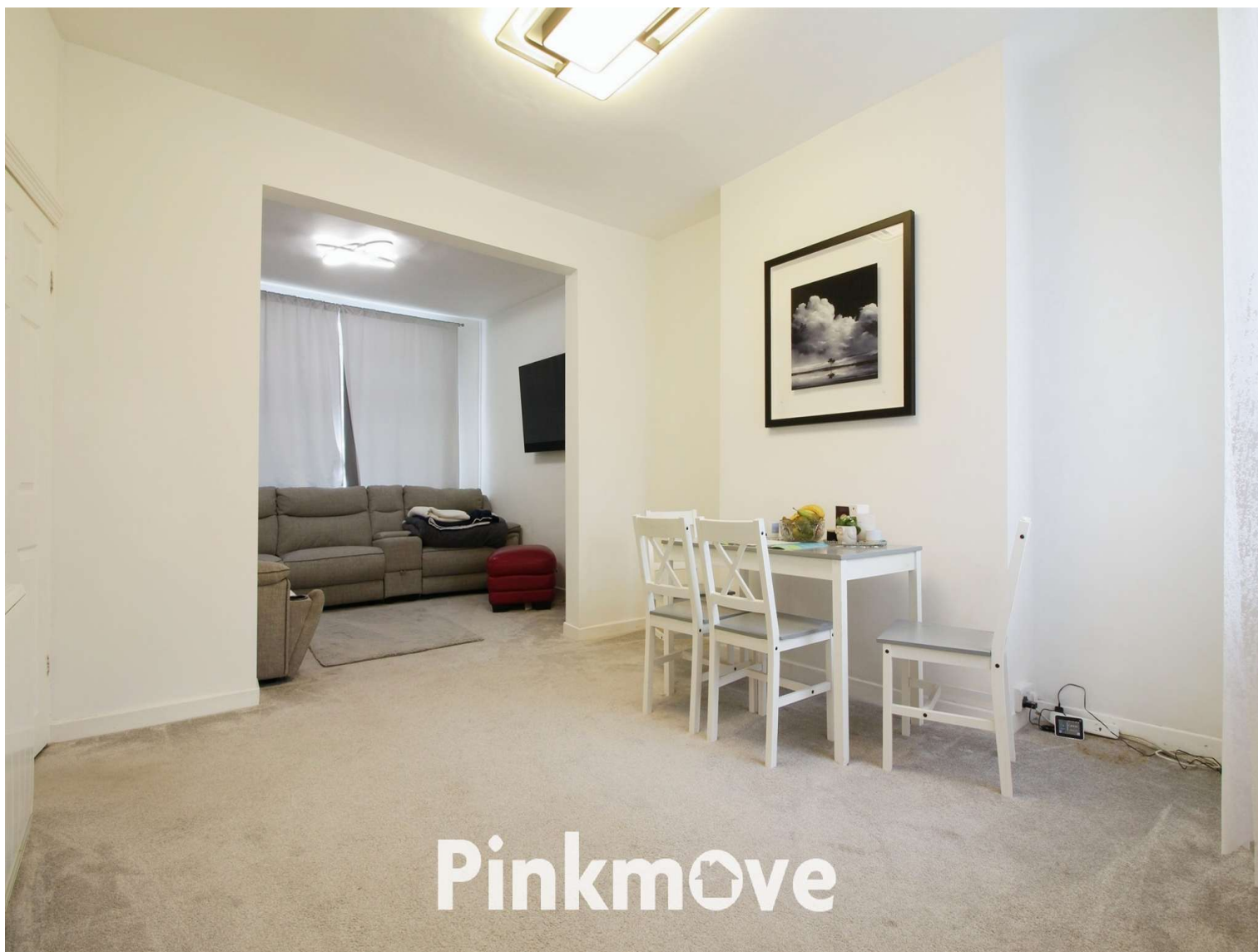
- Guide price £130,000- £140,000
- No Onward Chain
- Two double bedrooms
- Large family bathroom with bath and shower
- Conservatory
- Two reception rooms
- Enclosed rear garden
- EPC Rating: E



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About the property

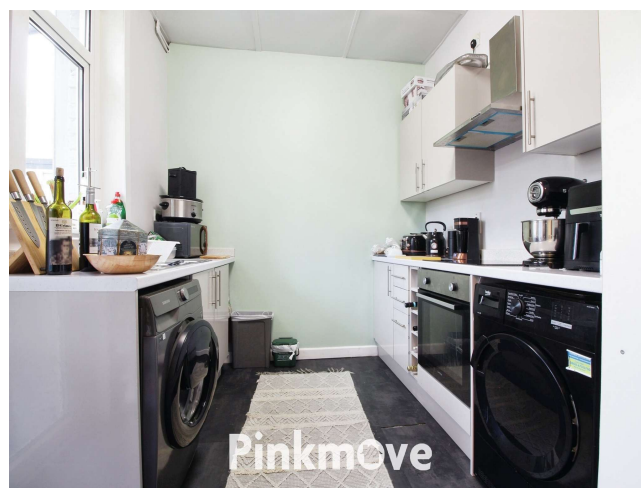
We are delighted to present this charming end of terrace property, offered for sale with no onward chain, making it an ideal opportunity for first-time buyers, downsizers, or investors alike.

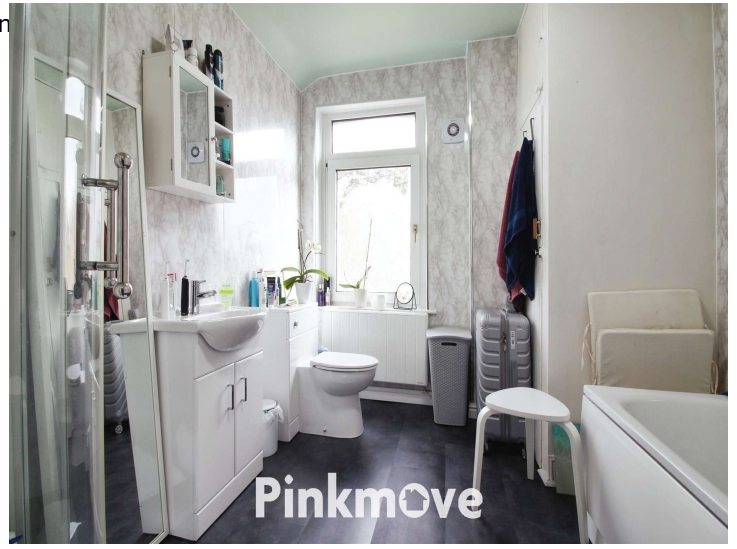
Beautifully maintained and presented in good condition throughout, the property is ready for its next owners to move straight in and make it their own. The accommodation comprises two spacious reception rooms, offering flexible living and dining space, perfect for both everyday family life and entertaining guests. The well-appointed kitchen provides ample storage and workspace for keen cooks. To the first floor are two generous double bedrooms, both offering comfortable and versatile accommodation. A particular feature of the home is the large family bathroom, complete with both a bath and separate shower, providing practicality and convenience for modern living.

Further enhancing the property is a delightful conservatory, creating an additional reception area with views over the garden and a wonderful space to relax throughout the year. Outside, the property benefits from an enclosed rear garden, ideal for outdoor dining, gardening enthusiasts, or simply enjoying the warmer months.

Conveniently located close to local amenities, well-regarded schools, and excellent public transport links, this property offers the perfect balance of comfort, convenience, and lifestyle.

An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer





Accommodation

Hall

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)

Landing

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

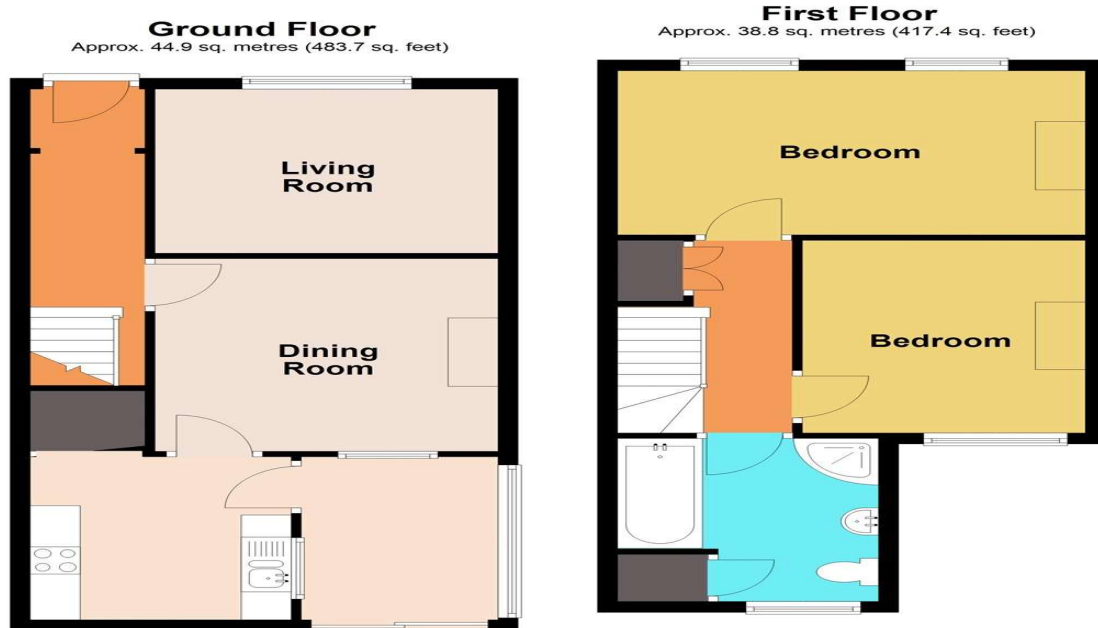
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



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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