

Further Heights Road, Rochdale, OL12

£90,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

A CHAIN FREE PROPERTY IN A SOUGHT AFTER LOCATION CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES!
This great home is begging to be brought up to date and at the price listed, the potential to renovate this property is just begging for enthusiastic home buyers, wanting to make their house their own. T

Key features:

- Garage
- Sought After Location
- Excellent Transport Links
- Chain Free
- Perfect for first time buyers

Extra info:

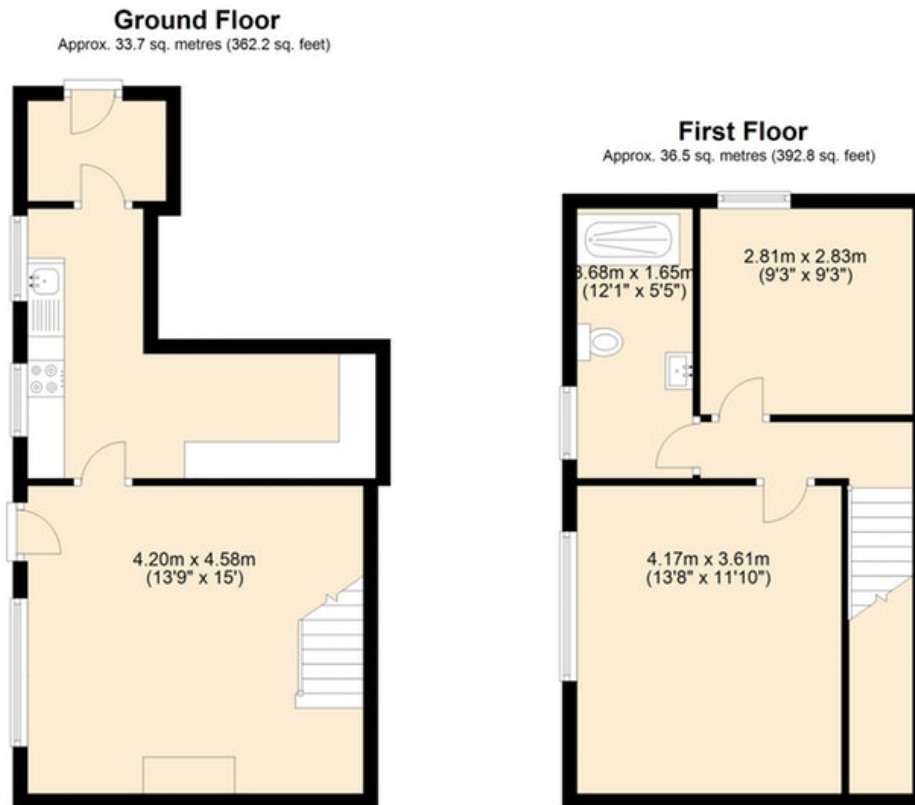
- **Property Age:** 170 years
- **Council Tax:** Band A (£1238.25 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



A CHAIN FREE PROPERTY IN A SOUGH AFTER LOCATION CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES!!!

This property can be moved straight in to or updated to suit your needs! The potential to renovate this property is just begging for enthusiastic home buyers, wanting to make their house their own. The home has a very spacious lounge with an amazing character kitchen with exposed stone wall. The two bedrooms are both double with plenty of storage and the bathroom has been newly refitted and is stunning. There is also potential to convert the vast loft space to make two more rooms. The lounge has a lovely electric fire, perfect for those cosy winter evenings. The garage is equipt with electricity and a water tap and is perfect for storage of bikes or tools. The home is situated on a quiet cul de sac, has excellent transport links and is in a brilliant location. Viewing on this home are a definate must!

Floor plan:



Total area: approx. 70.1 sq. metres (755.0 sq. feet)

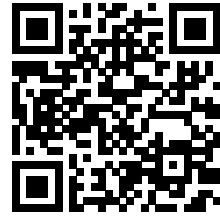
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	86
(69 to 80) C	
(55 to 68) D	63
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	86
(69 to 80) C	
(55 to 68) D	62
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Not environmentally friendly - higher CO2 emissions	
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MISREPRESENTATION ACT, 1967.

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