

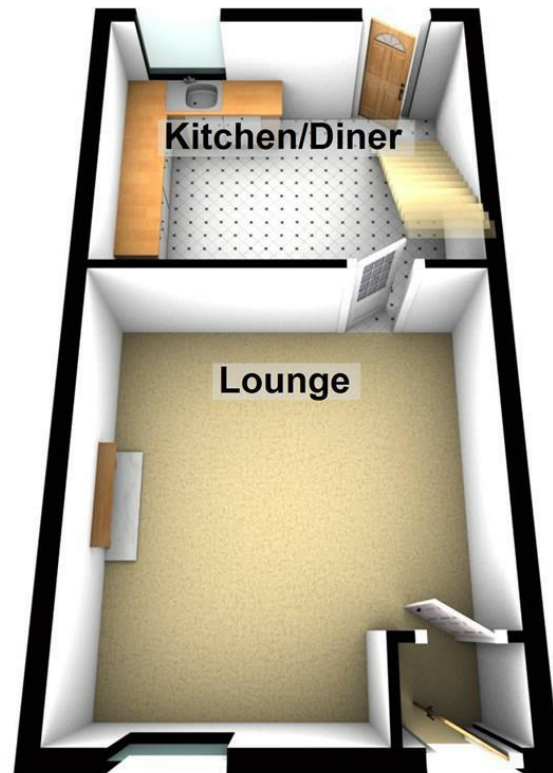


Charles Louis Homes Ltd
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Ramsbottom
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BLO 9HX

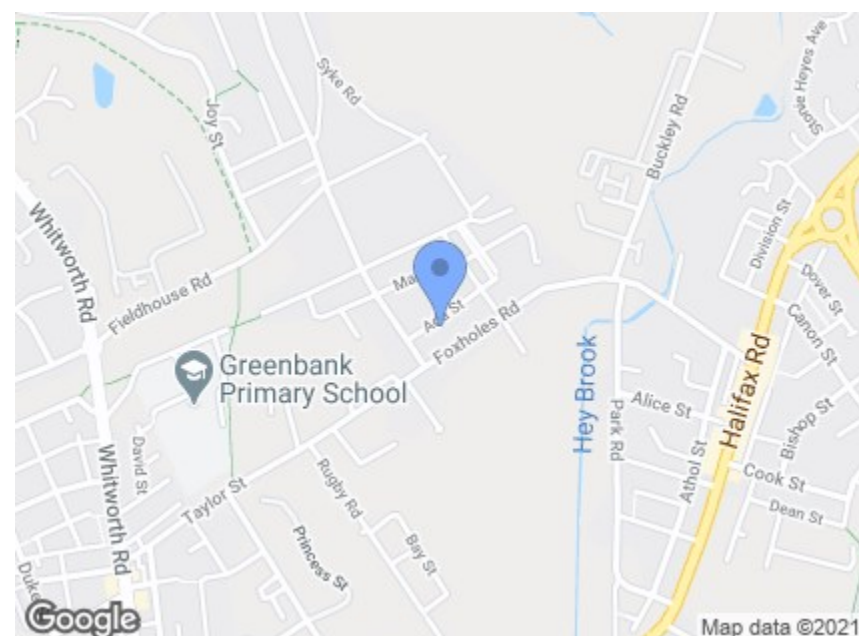
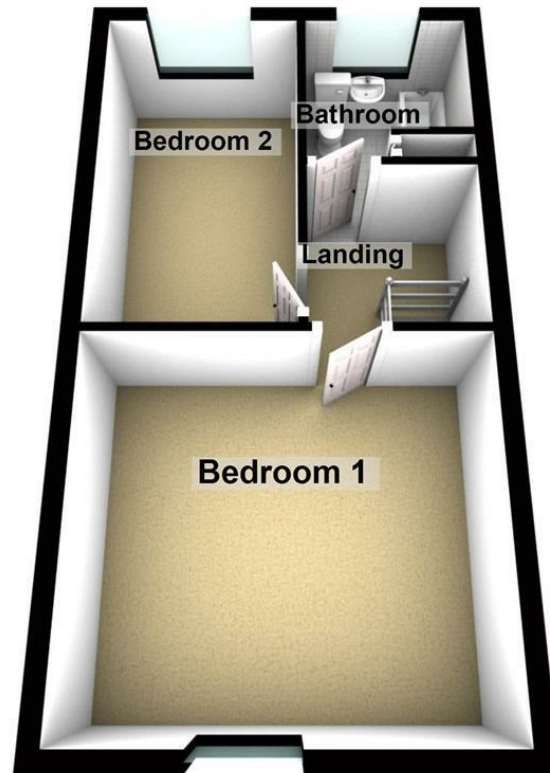
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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	79		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 63, Potential: 79.

Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Current: (blank), Potential: (blank).

EU Directive 2002/91/EC

88 Ada Street
, Rochdale, OL12 0EQ

Price guide £90,000



- Two Bedroom Mid-Terraced Property
- Sold With No Chain
- Gas Central Heating & Double Glazed
- Close To Local Amenities & Transport Links
- In Need Of Some Refurbishment
- Ideal For First Time Buyers & Investors
- Private Yard To Rear
- Viewing Is Highly Recommended

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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****SOLD WITH NO CHAIN, TWO BEDROOM MID TERRACED HOUSE**FANTASTIC INVESTMENT OPPORTUNITY**IN NEED OF REFURBISHMENT****Charles Louis Homes are pleased to bring to the market this two bedroom mid-terraced house, located in close proximity to Rochdale Town Centre. The property is in need of refurbishment and is Sold with No Chain. The property in brief comprises of entrance hallway leading through to living room, access to kitchen/diner, access to rear yard and staircase to first floor. To the first floor there are two double bedrooms and a fitted bathroom suite in white. The property benefits from gas central heating as well as being fully double glazed throughout. To the rear of the property there is the closed yard with rear access to the ginnel. The property is close to local amenities and transport links. The property is in need of cosmetic upgrade and would suit either a first time buyer or investor. Viewing is highly recommended.

Porch

uPVC door to front elevation, centre ceiling light, access to living room

Living Room

uPVC windows front elevation, gas central heating radiator, centre ceiling light leading through to kitchen/diner



Kitchen/Diner

uPVC window to rear elevation, access to rear garden, fitted with a range of wall and base units, inset sink, post form laminate work top, splash back tiling, integrated electric oven and grill, ceramic hob with extractor above, plumbed for washer dryer, space for fridge freezer and staircase to first floor.



Alternative View



First Floor Landing

Access to bedroom one, two and bathroom, centre ceiling light

Bedroom One

uPVC window to front elevation, gas central heating radiator, centre ceiling light.

Bedroom Two

uPVC window to rear elevation, gas central heating radiator, centre ceiling light



Bathroom

uPVC frosted window to rear elevation, fitted with a three piece suite in white comprising of low level wc, wash hand basin and bath with electric shower above, part tiled walls, gas central heating radiator, centre ceiling light.

Rear Garden

Flagged area enclosed with solid brick walls with access to rear ginnel

