

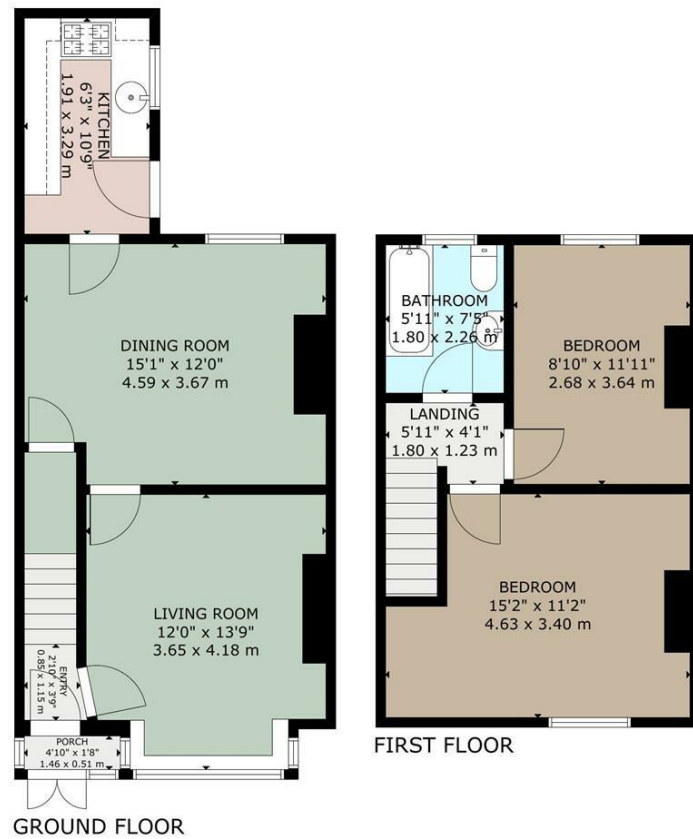


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

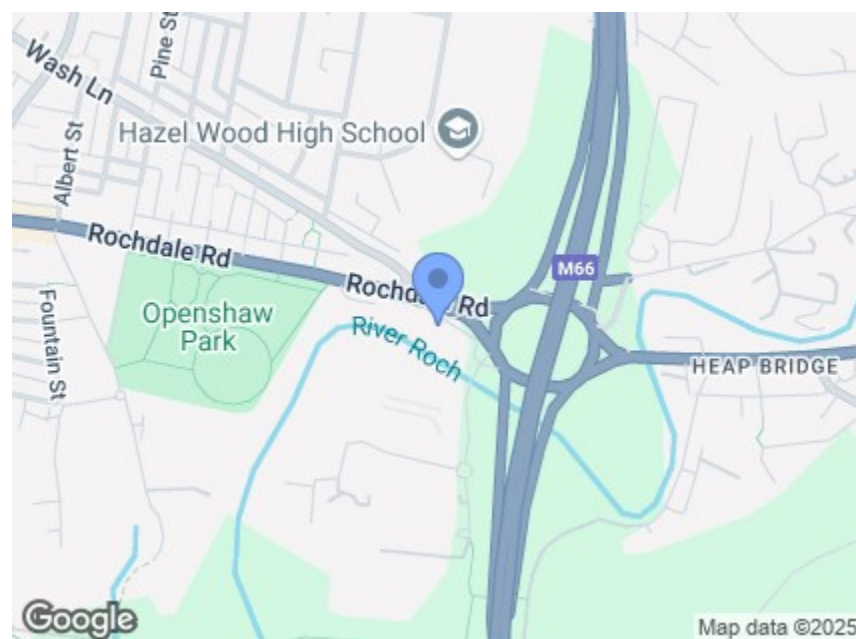
CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

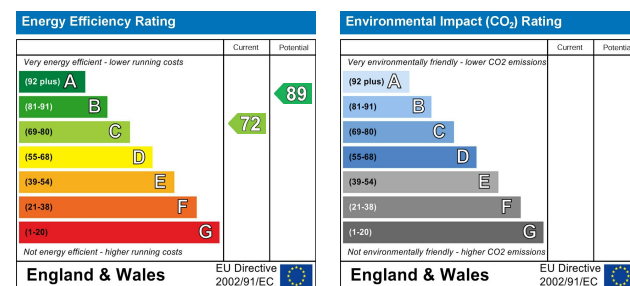


GROSS INTERNAL AREA
TOTAL: 75 m²/808 sq ft
GROUND FLOOR: 42 m²/449 sq ft, FIRST FLOOR: 33 m²/359 sq ft
EXCLUDED AREAS: PORCH: 1 m²/8 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

What three words - ///ritual.voters.down Postcode - BL9 7HP



202 Rochdale Road
, Bury, BL9 7HP

Offers over £175,000



- Well presented two-bedroom quasi semi-detached house
- Located in a well sought after area, close to bury town centre.
- Ideal purchase for both first-time buyers & investors
- Close to local amenities, transport links & access to motorway
- Sold with no onward chain
- Gas central heating & double glazing throughout
- Driveway parking & well proportioned garden to rear
- A must see!!! To appreciate size & location of property

202 Rochdale Road

, Bury, BL9 7HP

SOLD WITH NO CHAIN**WELL PRESENTED TWO BEDROOM TERRACED PROPERTY**DRIVEWAY PARKING & GARDEN TO REAR** Rochdale Road is a delightful two-bedroom quasi semi-detached house that is vacant with no chain, making it an ideal purchase for both first-time buyers and investors alike.

The bright interior welcomes you into a well-proportioned living area that provides ample space for both relaxation and casual entertaining. Beyond this, a modern kitchen fitted with stylish units and a convenient layout ensures that cooking and meal preparation are effortless.

Upstairs, two inviting bedrooms offer versatility for guest accommodation, a home office, or simply a cosy retreat, while a well-appointed bathroom completes the property's interior. The home also benefits from a driveway, providing valuable off-road parking, and a neat outdoor space ready for personalisation or garden activities.

Set in a lively yet friendly neighbourhood, Rochdale Road is ideally placed for easy access to local amenities, including shops, cafés, and public transport links. The area appeals to a broad range of residents, offering green spaces for leisurely strolls, sports facilities for active lifestyles, and reputable schools for growing families. With convenient connections to nearby towns, this location offers excellent commuting options while retaining a reassuring sense of community.

Hallway

Living Room

With a front-facing UPVC window, laminate wood effect flooring, power points, TV point, central ceiling light, and access to the dining room.



Dining Room

With access to the kitchen, power points, laminate wood effect flooring, central ceiling light, and access to under-the-stairs storage.



Kitchen

With a rear-facing UPVC window overlooking the rear garden, tiled flooring, power points, a beautiful blue shaker style range of wall and base units with contrasting work surfaces, an inset sink and drainer unit, a built-in electric oven, electric hob with extractor hood, plumbing for washing machine, space for a fridge, and a UPVC door to the rear.



First Floor Landing

Bedroom One

With a front-facing UPVC window, radiator, carpeted and power points.



Bedroom Two

With a rear-facing UPVC window, carpeted and radiator.



Bathroom

Fully tiled with a rear-facing opaque UPVC window, heated towel rail, three-piece suite comprising; panel enclosed bath, low flush W/C, and hand wash basin with vanity unit.



Rear Garden

An enclosed low-maintenance garden, with an artificial lawn and mature shrubs in the borders.



Tenure - Leasehold
Council Tax - Bury band A