



28

Woodstock Street

Meanwood Rochdale OL12 7DG

£109,950

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Meanwood Rochdale

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- Very well presented
- Spacious end terrace
- Forecourt + good sized yard
- Useful boarded loft with ladder
- Adjacent to primary school
- Short walk to secondary school



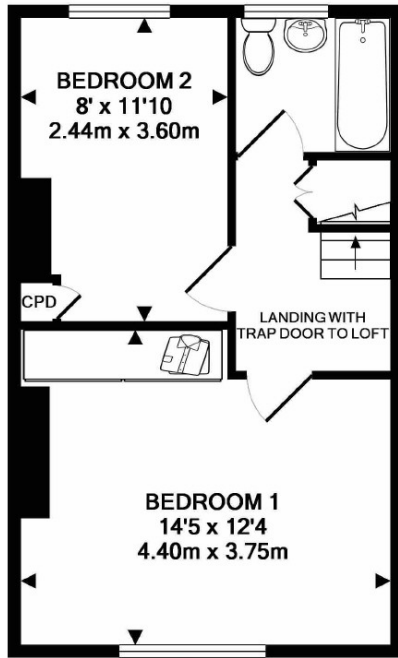


A very well presented and spacious 2 bedroom end of terraced house with forecourt and good sized rear yard with private aspect. Conveniently located for Meanwood Primary School just over the road and Oulder Hill Community School within a short walk.

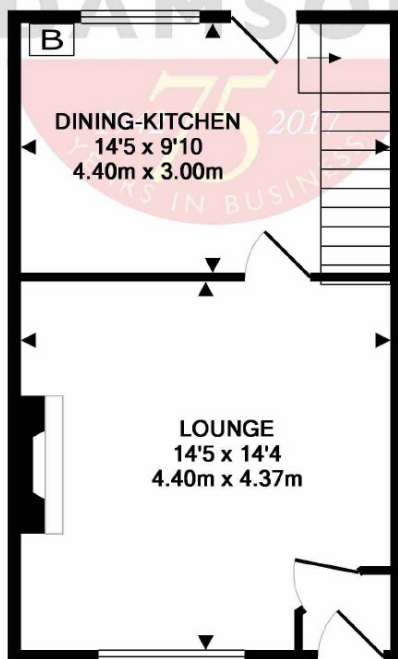
The accommodation comprises: LOUNGE with vestibule to front door, laminate flooring and recess for electric fire; DINING-KITCHEN with open plan staircase, modern fitted white High-Gloss units, integral electric oven, ceramic hob, splash-back and extractor hood, recesses for appliances and Amtico flooring; LANDING with spindled balustrade and large trap door with fold-down wooden ladder to the well-boarded LOFT; BEDROOM 1 with modern white High-Gloss fitted wardrobes and feature black painted cast iron fireplace; BEDROOM 2 with slim cupboard and feature white painted cast iron fireplace; BATHROOM with white "shell-design" suite comprising bath with plumbed shower above, WC, washbasin and fully tiled walls.

We are advised that the property is freehold (to be confirmed by solicitors); Council Tax Band A; Gas central heating (Vaillant combi-condensing boiler); Cavity wall insulation; Double glazed (mostly hardwood; part uPVC).





1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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