



All enquiries Ref: James Paterson

- **Freehold two floor mid terrace house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Blenheim Street between its junctions with Rooley Moor Road and Rooley Street. Public transport links include Rochdale Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A58 and A627(M). Shopping amenities can be found locally within Rochdale Town Centre, with an extensive range of shops, bars and restaurants being found in Rochdale and nearby Manchester City Centre. Recreational pursuits can be found locally at the open spaces of Denehurst Park and Healey Dell Nature Reserve.

Description:

Freehold mid terrace house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Two bedrooms, bathroom/WC
Ground floor: Reception room, kitchen
Outside: Front and rear yard

Gross Internal Area GIA:

Approximately 60 sq m (645 sq ft)

EPC rating: D

Council Tax Band: A

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

