



Revilo Homes
& Mortgages

PALATINE STREET, NEWBOLD, ROCHDALE

Asking Price Of: £130,000

FEATURES

- Modern Mid-Terrace
- Well Presented Throughout
- Three Double Bedrooms
- Attic conversion
- Double Glazing & Gas Central Heating
- Driveway Parking
- Rear Garden
- Cul-De-Sac Location
- Ideal Family Home
- Viewings Highly Recommended



Total floor area 86.4 sq.m. (930 sq.ft.) approx
Floor area 33.4 sq.m. (360 sq.ft.) approx
Floor area 19.6 sq.m. (210 sq.ft.) approx
Floor area 33.4 sq.m. (360 sq.ft.) approx
Eaves area 19.6 sq.m. (210 sq.ft.) approx
and other features are approximate. Unauthorised reproduction prohibited. © Propertystyle



*** MID-TERRACE PROPERTY / THREE DOUBLE BEDROOMS / BREAKFAST KITCHEN / DRIVEWAY PARKING / GATED REAR GARDEN WITH OUTHOUSE / CUL-DE-SAC LOCATION / WELL PRESENTED THROUGHOUT / VIEWINGS HIGHLY RECOMMENDED ***

We are very pleased to offer for sale this spacious three double bedroom mid terrace property situated on a quiet cul-de-sac in a popular residential location offering good access to local amenities including schools, shops and the motorway connections.

The property benefits from double glazing and gas central heating with the accommodation comprising briefly of lounge with staircase leading to the first floor, breakfast kitchen, first floor landing, two double bedrooms and three piece bathroom, staircase to second floor attic bedroom.

Externally the property has driveway parking road and secure side gated access to the large private rear garden with decked seating area, outhouse, lawn and fenced boundaries.

The property is an ideal family home, internal viewings come highly recommended to fully appreciate the size, finish and position.



LOUNGE

11' 10" x 15' 2" (3.62m x 4.63m)
Front facing double glazed window, radiator, neutral décor, staircase leading to the first floor, feature electric fire.

BREAKFAST KITCHEN

8' 1" x 15' 2" (2.48m x 4.64m)
Rear facing double glazed window and rear facing door giving access to the private rear garden, radiator, neutral décor, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, hob, extractor and oven, plumbed for automatic washing machine, space for a free standing fridge freezer, wall mounted boiler.



FIRST FLOOR LANDING

14' 7" x 6' 4" (4.47m x 1.95m)

Access to first floor bedrooms and family bathroom, neutral décor.

BEDROOM ONE

10' 2" x 11' 1" (3.10m x 3.40m)

Front facing double glazed window, radiator, neutral décor, fitted wardrobes, double room.

BEDROOM TWO

10' 2" x 10' 5" (3.10m x 3.18m)

Rear facing double glazed window, radiator, neutral décor, double room.

FAMILY BATHROOM

5' 6" x 6' 4" (1.70m x 1.95m)

Rear facing double glazed frosted window, heated towel rail, neutral décor, three piece suite in white comprising briefly of WC, pedestal sink and panel bath. tiled walls and laminate flooring.

BEDROOM THREE

9' 4" x 17' 1" (2.87m x 5.22m)

Rear facing double glazed Velux window, radiator, neutral décor, eves storage, double room.

EXTERNAL

Externally the property has driveway parking road and secure side gated access to the large private rear garden with decked seating area, outhouse, lawn and fenced boundaries.

REVILO INSIGHT

Tenure: Freehold

Title No: MAN13688

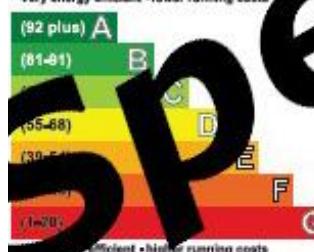
Class Of Title: Absolute

Tax Band: A

Parking: Driveway Parking

Energy Efficiency Rating

Very energy efficient • lower running costs



Current Rating

Potential Rating

89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 80).

Important Notice:

These particulars are a guide and for illustration purposes only. Floor plans, layouts and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred.

Dimensions should not be used for carpet sizes, appliance space or items of furniture. Kitchen, bathroom and storage layouts are shown for indicative purposes only – please refer to specifications of each property for full details.

Consequently, the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty.

For further information, to arrange a viewing or for mortgage and insurance advice you can contact Revilo Homes & Mortgages directly on 01706 509237. One of our team will be more than happy to help.



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www.revilohomes.co.uk 01706 509237 info@revilohomes.co.uk Revilo House, Bridgefold Road, Rochdale, OL11 5BX