



## 2 Green Lane, Rochdale

Offers in Region of £205,000



## 2 Green Lane

Rochdale, Rochdale

\*\*\* SUBSTANTIAL STONE COTTAGE / THREE OR FOUR BEDROOMS / LOUNGE & KITCHEN DINER / FOUR PIECE FAMILY BATHROOM / PRIVATE YARD / ON STREET PARKING / DG & GCH / WELL PRESENTED THROUGHOUT / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: B

Tenure: Freehold

- Character Stone Cottage
- Three or Four Bedrooms
- Home Office
- Kitchen Diner
- Private Yard
- On Street Parking
- DG & GCH
- Well Presented Throughout
- Family Home
- Viewings Highly Recommended



### Entrance Vestibule

3' 1" x 4' 0" (0.94m x 1.21m)

Front facing entrance door, lounge access.

### Lounge

16' 2" x 16' 0" (4.92m x 4.87m)

Front facing double glazed window, radiator, feature fire place with gas fire, wall lights, exposed beams and access to the kitchen diner.

### Kitchen Diner

16' 3" x 16' 2" (4.96m x 4.94m)

Side facing door giving access to the private yard and front facing double glazed windows, two radiators, exposed beams, ceiling spot lights, fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, Belfast sink, range cooker point and extractor, space for and American style fridge freezer, space for a washing machine, tumble dryer and dish washer, dining area, staircase leading to the first floor and Amtico flooring.

### First Floor Landing

5' 9" x 10' 8" (1.75m x 3.26m)

Polished floor boards under the fitted carpets, Inner hallway (0.79m x 5.07m) with rear facing double glazed window and fixed staircase to the second floor.

### Bedroom One

13' 5" x 16' 0" (4.08m x 4.89m)

Front facing double glazed windows, radiator, ceiling spot lights, double room, fitted wardrobes and under stair storage.

### Bedroom Two

10' 4" x 10' 1" (3.15m x 3.08m)

Front facing double glazed windows, radiator, double room and fitted wardrobes.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



### Bathroom

16' 2" x 5' 9" (4.93m x 1.76m)

Side & front facing double glazed frosted windows, radiator, ceiling spot lights, expel air, four piece suite comprising WC, pedestal sink, free standing bath and walk in shower, part tiled walls and Karndeian flooring.

### Second Floor

#### Office/Study

16' 4" x 16' 3" (4.97m x 4.96m)

Rear facing double glazed Velux window, radiator, storage under eaves, access to bedroom three, this room is an ideal home office or study but could also be used as a fourth bedroom if needed.

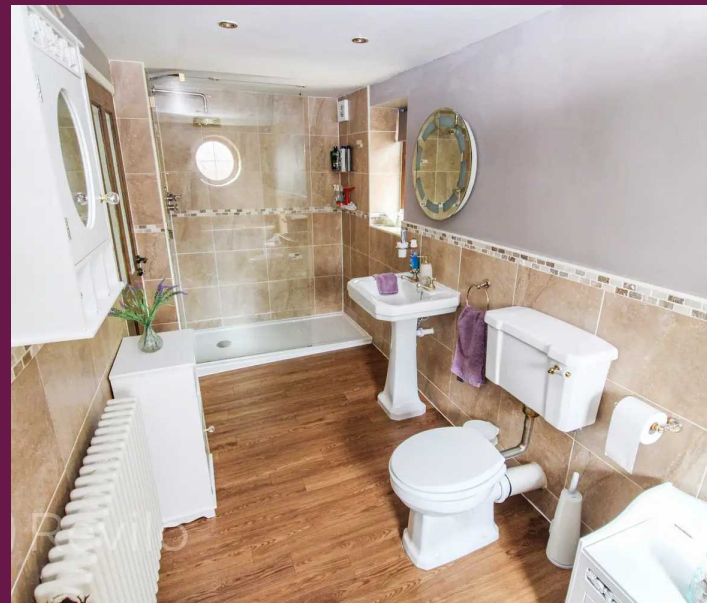
#### Bedroom Three

13' 5" x 16' 4" (4.09m x 4.97m)

Rear facing double glazed Velux window & side facing double glazed window with safety bar, radiator, storage to eaves, double bedroom, wall mounted boiler.

#### Revilo Insight

Tenure: Freehold / Title No: GM103037 / Class Of Title: Absolute / Tax Band: B / Parking: On Street Parking.





Gated access to the private yard with paved patio seating area and fenced boundaries.

On street parking to the front of the property.



GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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