



## 2 Frances Street, Rochdale

£140,000 Freehold

Spacious two bedroomed terrace sitting in convenient position on the outskirts of Littleborough • Ideally situated for commuting and all the usual local shops etc • Close by to some of the areas most beautiful countryside •

Ideally suited for first time buyer or buy to let investor • Large lounge to the front of the property, leading throughout into modern kitchen with useful, bespoke understairs storage options • Two first floor bedrooms as well as tasteful three piece bathroom suite • Double glazed windows throughout, with gas central heating via modern combination boiler (which has been serviced annually) • Communal yard to the rear of the property • NO CHAIN

Spacious two bedroom terrace in Littleborough, close to shops, transport, and countryside. Modern kitchen, stylish bathroom, double glazing, gas central heating, no onward chain.

Council Tax band: A

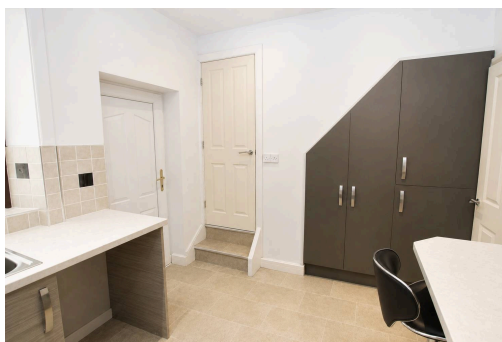
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- Ideally situated for commuting and all the usual local shops etc
- Close by to some of the areas most beautiful countryside
- Ideally suited for first time buyer or buy to let investor
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- Two first floor bedrooms as well as tasteful three piece



**GROUND FLOOR****Entrance Vestibule**

3' 8" x 3' 9" (1.12m x 1.14m)

**Lounge**

15' 0" x 14' 2" (4.57m x 4.32m)

**Kitchen**

8' 10" x 14' 2" (2.69m x 4.32m)

**FIRST FLOOR****Landing**

5' 8" x 6' 4" (1.73m x 1.93m)

**Bedroom**

13' 1" x 14' 2" (3.99m x 4.32m)

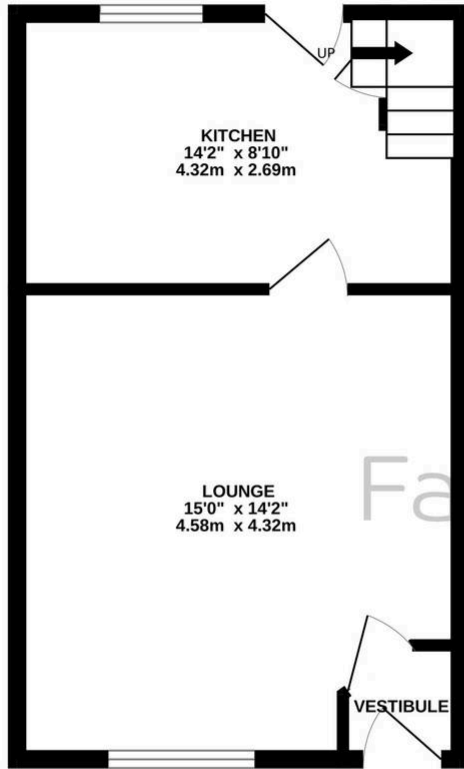
**Bedroom**

10' 9" x 7' 10" (3.28m x 2.39m)

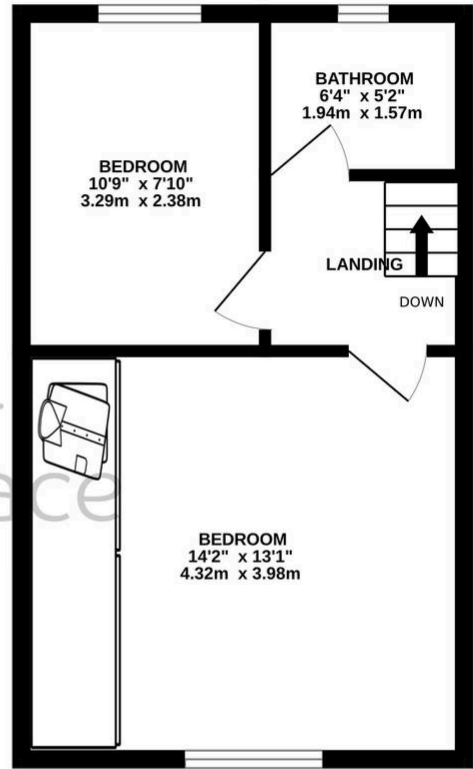
**Shower Room**

5' 2" x 6' 4" (1.58m x 1.93m)

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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