



## 2 Croft Street, Rochdale

£85,000 Leasehold

• Ideal first time purchase, sitting approximately 1.5 miles outside of both Rochdale and Littleborough centre •  
• Modern fitted kitchen, open plan into the lounge • Close to by to the scenic Watergrove reservoir • Just a short drive away from Kingsway retail park • The local M62 junction is within easy reach • Double bedroom with store cupboards • Gas central heating via modern combination boiler which was installed in July 2024 • Modern double glazed UPVC windows

Modern 1-bed end terrace near Rochdale and Littleborough. Stylish open-plan kitchen, spacious bedroom, new boiler, UPVC windows. Close to Watergrove reservoir and M62. Ideal for first-time buyers.

Council Tax band: A

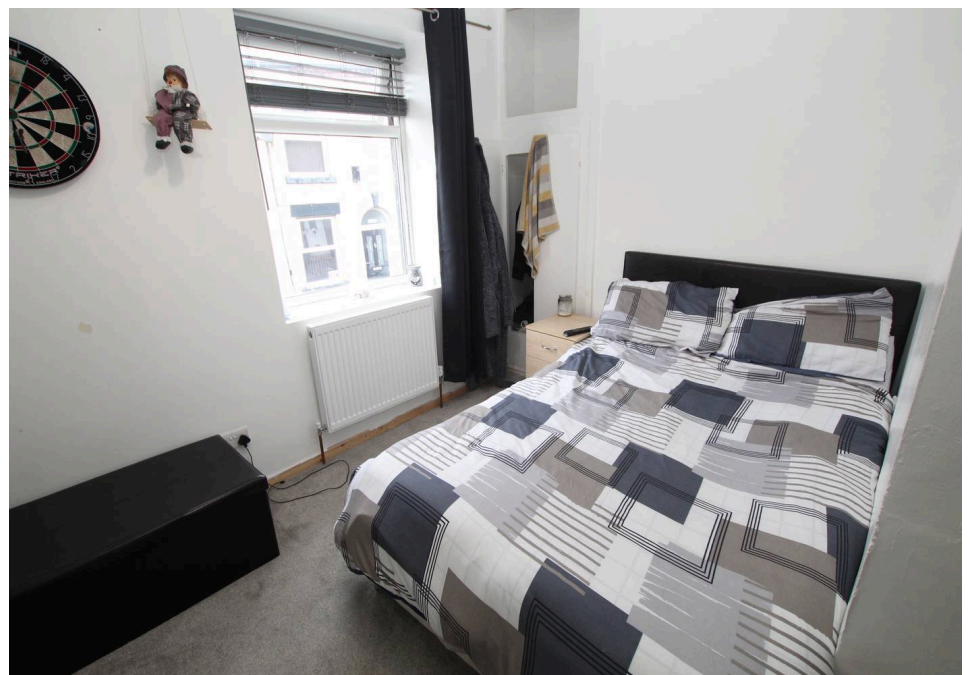
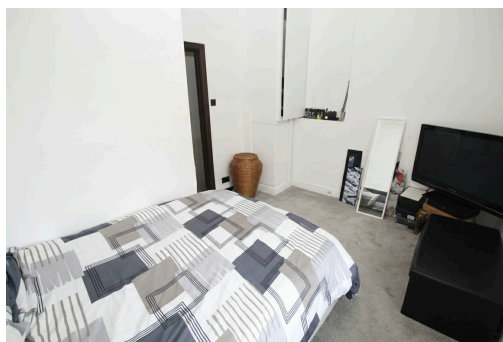
Tenure: Leasehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:



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**GROUND FLOOR**

**Lounge / Kitchen**

12' 10" x 13' 11" (3.91m x 4.24m)

**FIRST FLOOR**

**Landing**

2' 8" x 6' 11" (0.81m x 2.11m)

**Bedroom**

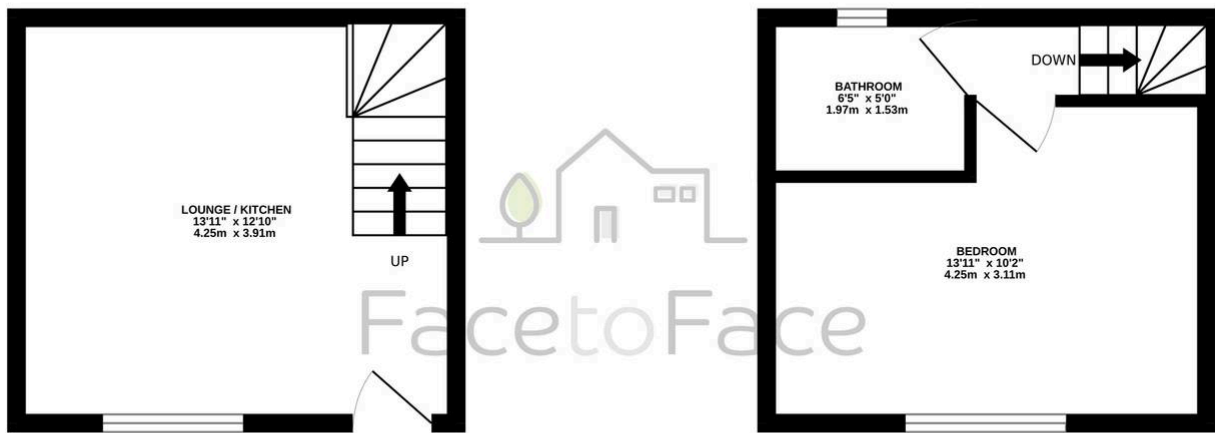
10' 2" x 13' 7" (3.10m x 4.14m)

**Bathroom**

5' 0" x 6' 6" (1.52m x 1.98m)

GROUND FLOOR  
179 sq.ft. (16.6 sq.m.) approx.

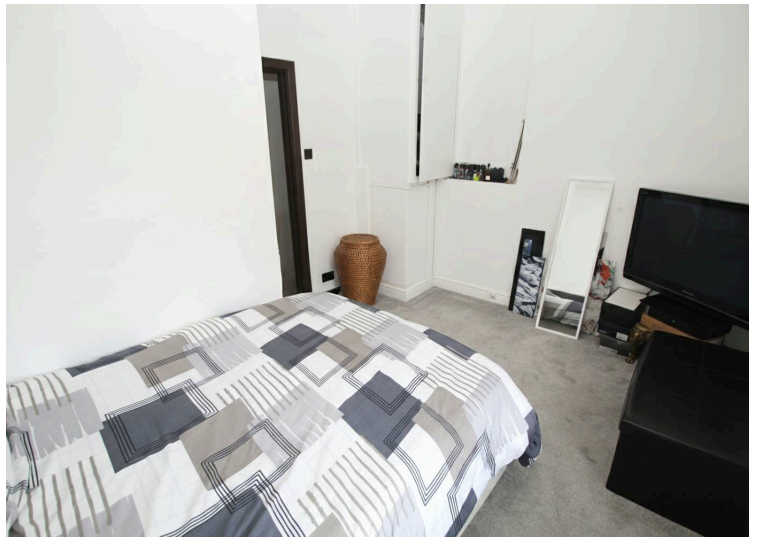
1ST FLOOR  
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 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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