



20 Broad Lane
Rochdale, OL16 4PG

REDUCED
£ 116,950

Exceptionally well presented and deceptively spacious Victorian 2 bed roomed mid terraced cottage which has been extended substantially at the rear to provide a large sitting room/dining area and large kitchen. The property has 2 double bedrooms and a larger than average modern bathroom, gas central heating provided by a combi boiler less than 4 years old and a covered area to the rear providing utility/drying area.

 **Crossley**

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Accommodation Comprises;-

Porch;-

Front Room;-

approx. 4.8m (15'09) x 4.3m (14'03) fitted gas fire with surround, laminate floor covering, radiator.



Living area;-

approx. 4.8m (15'09) x 5.3m (17'06) open fire, radiator.



Kitchen area;-

approx. 2.5m (8'01) x 4.3m (14') s.d.s.s, fitted wall and base units, 4 ring gas hob with extractor fan over and gas oven under, plumbing for automatic washer and dishwasher, laminate floor covering, part tiled walls



Rear Porch/Utility area;-

First Floor

Landing;-

Bedroom 1;-

approx. 4.8m (15'09) x 4.2m (13'11) walk in closet, fitted robes, laminate floor covering, radiator.



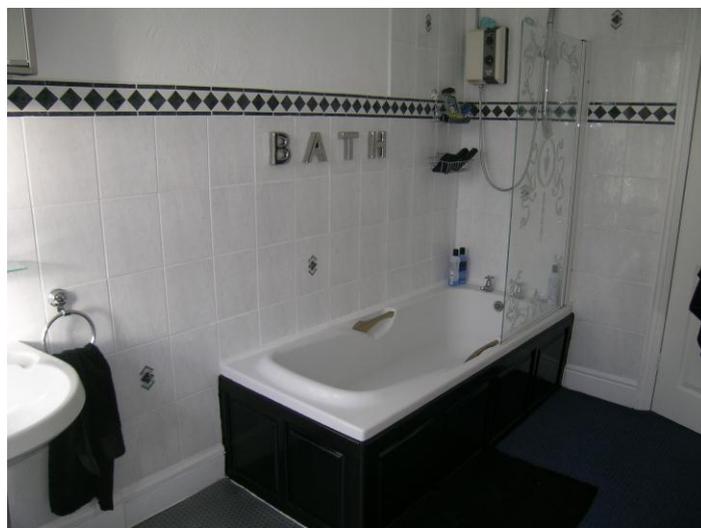
Bedroom 2;-

approx. 2.4m (7'10) x 4.3m (14'01) radiator.



Bathroom/w.c combined;-

3 piece suite with shower over bath, part tiled walls, radiator, wall mounted central heating boiler.



Outside;-

The property has a small walled garden to the front.

Tenure;-

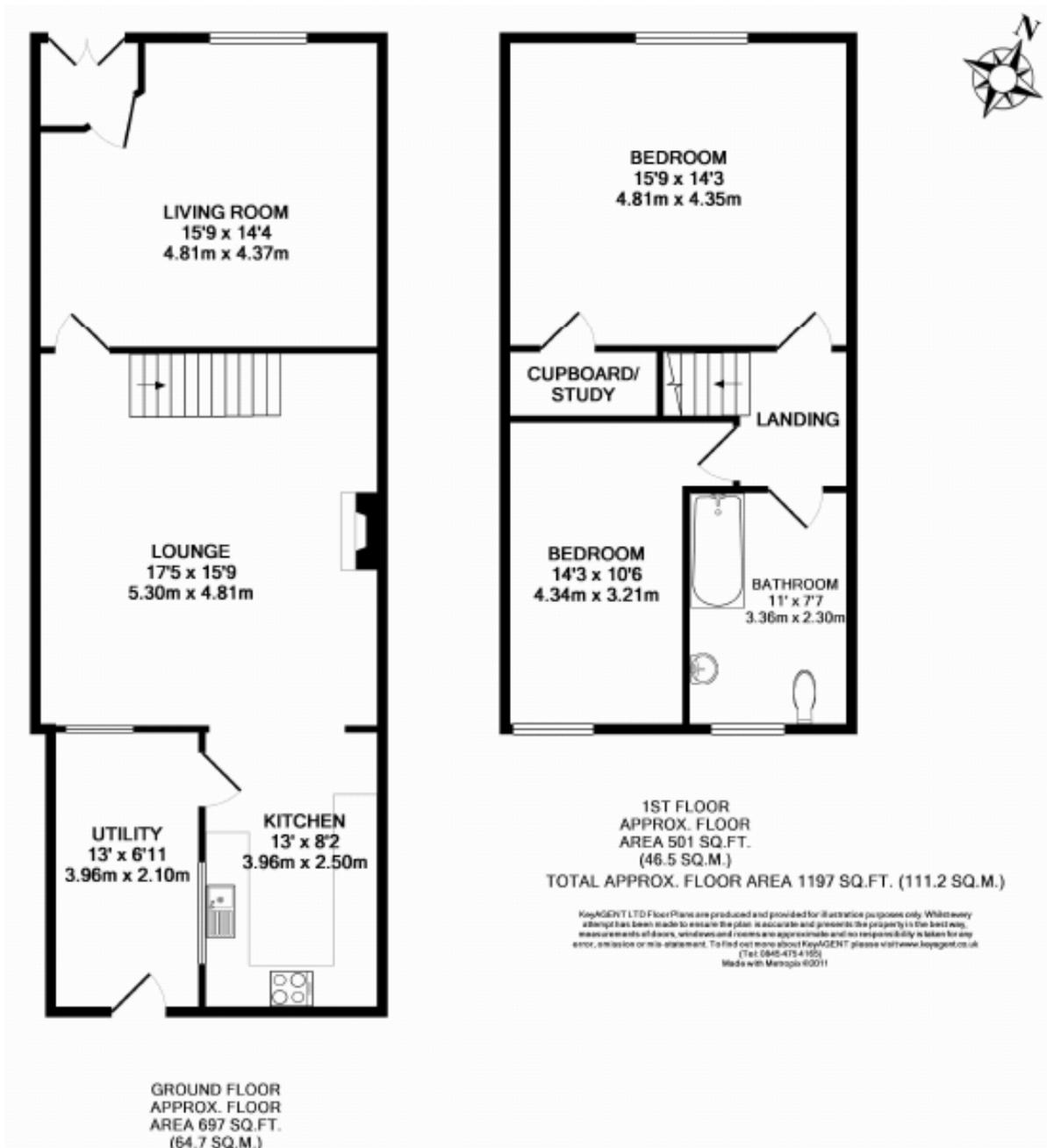
We understand to be Freehold and free from chief rent. To be confirmed by solicitors.

Council Tax Band;-

Band 'B'

Directions;-

From Rochdale Town Centre proceed along Drake Street into Oldham Road. At the traffic lights proceed straight on towards Oldham at the traffic lights immediately after Balderstone Park, turn left into Broad Lane and the subject property is situated approximately 150 yards on the right hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



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Please note that the above details are for information purposes only. G. Crossley & Son has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The buyer is advised to seek verification from their solicitors or surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor.

NEW LEGISLATION: Due to a change in the legislation as from 1st March 2004, we are required to check your identification. This is a legal requirement and applies to all Estate Agents. 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed Passport, new style driving licence with photograph, Inland Revenue Tax notification.