



2 Derwent Street

Rochdale | OL12 0RR



Overview

- End-Terraced House
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Three-Piece Bathroom
- Yard To The Rear
- Annual Rental Income Of £6600
- Gas Central Heating
- uPVC Double Glazing
- Popular Yet Convenient Location
- Ideal For Investors



Two Bedroom End-Terraced House On The Doorstep Of Excellent Local Amenities

Located close to Rochdale Infirmary and town centre, local amenities including the train station and Metrolink whilst also having easy access to the motorway network.



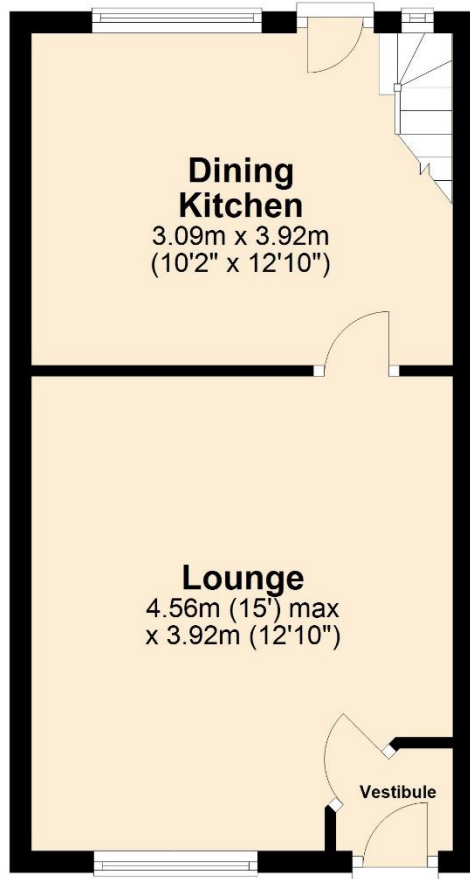
The property comprises of a lounge, dining kitchen, two bedrooms, three piece bathroom suite with shower, gas central heating and double glazing.



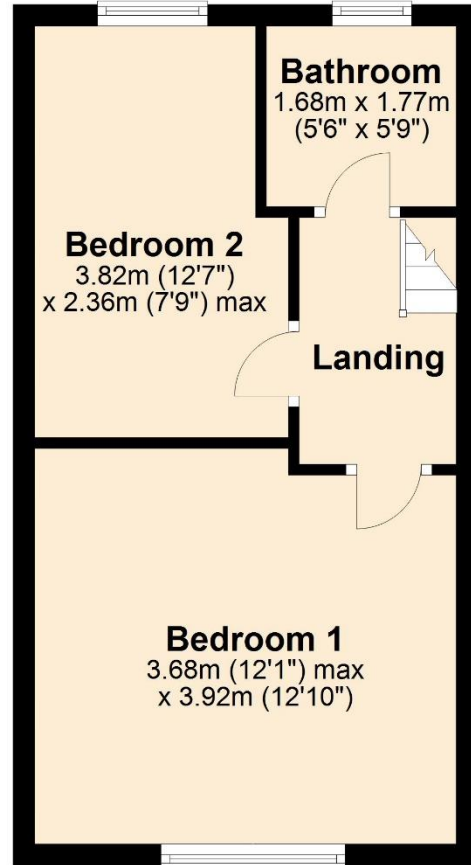
There is a yard to the rear of the property.

The property is currently let with a gross annual income of £6,600 on an assured shorthold tenancy.

Ground Floor



First Floor



Reside Estate Agency
Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale."