



Rufford Avenue  
Rochdale  
Lancashire  
OL11 3QN

Offers In Excess Of £198,000

bettermove

# Rufford Avenue Rochdale

Bettermove are proud to present this 4 bedroom semi-detached house in Rochdale.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The loft has been boarded to be used as a further room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

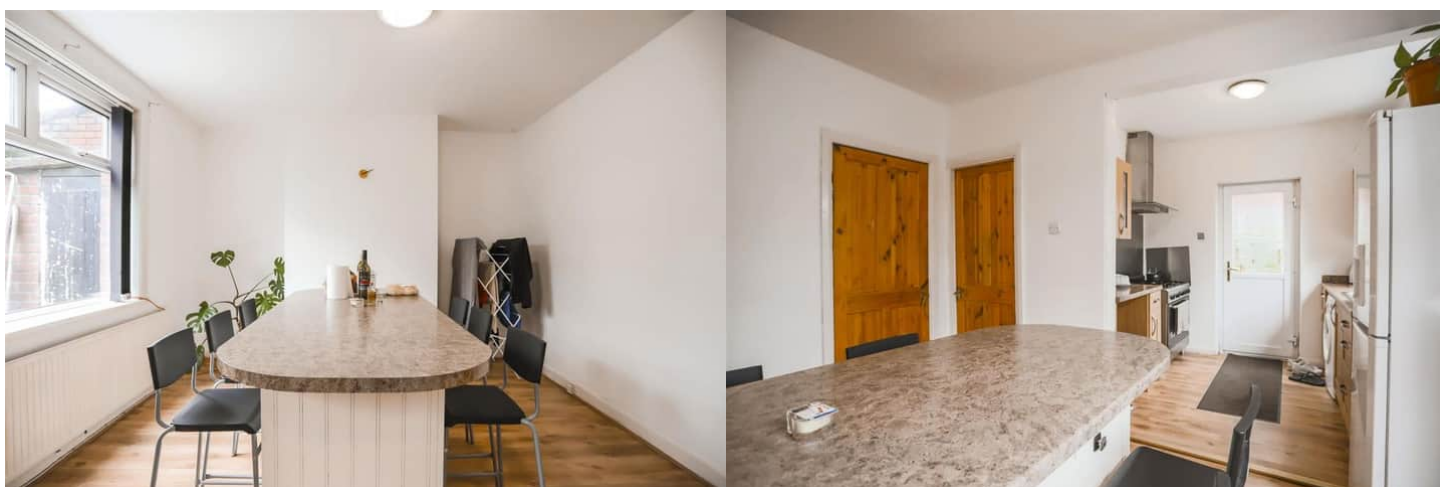
Located in the popular town of Rochdale, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A58, M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

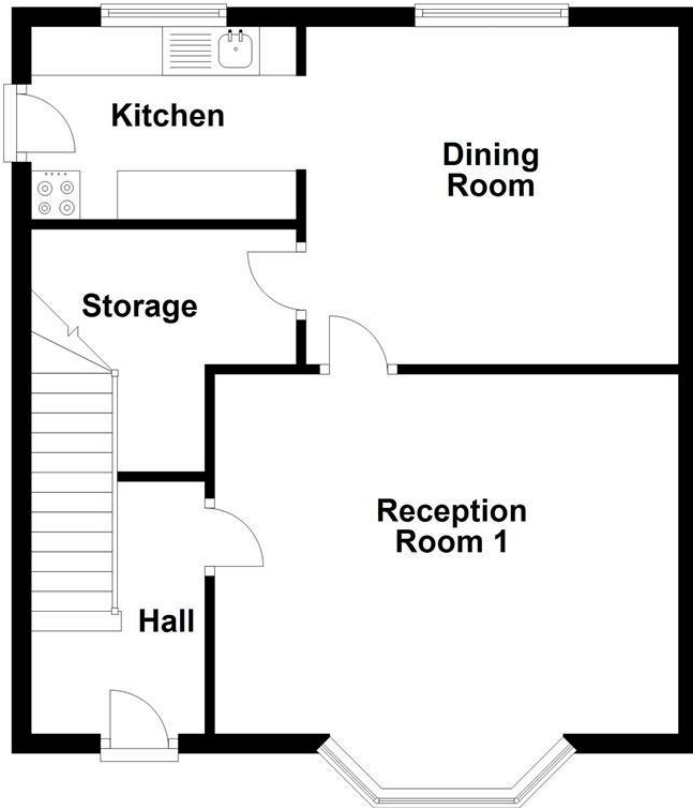
The exclusivity fee is returned to you upon successful completion of the property.





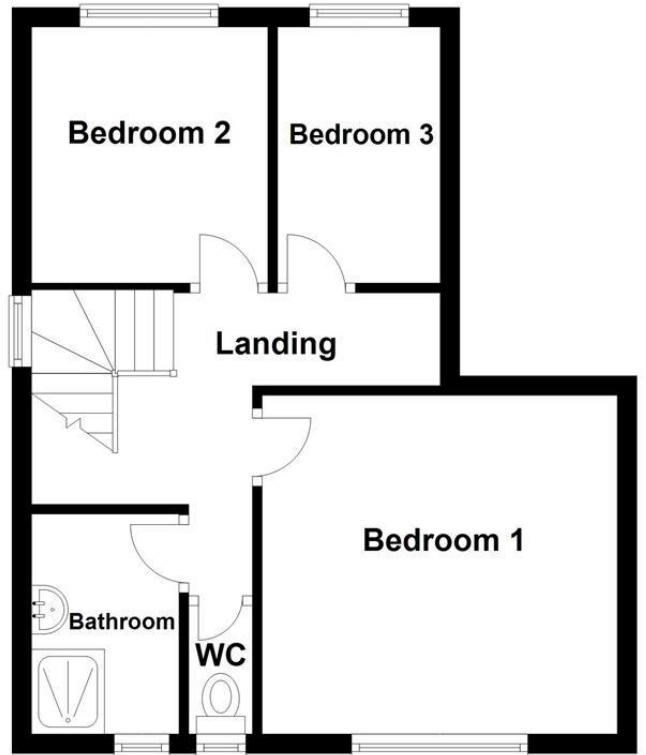
## Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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