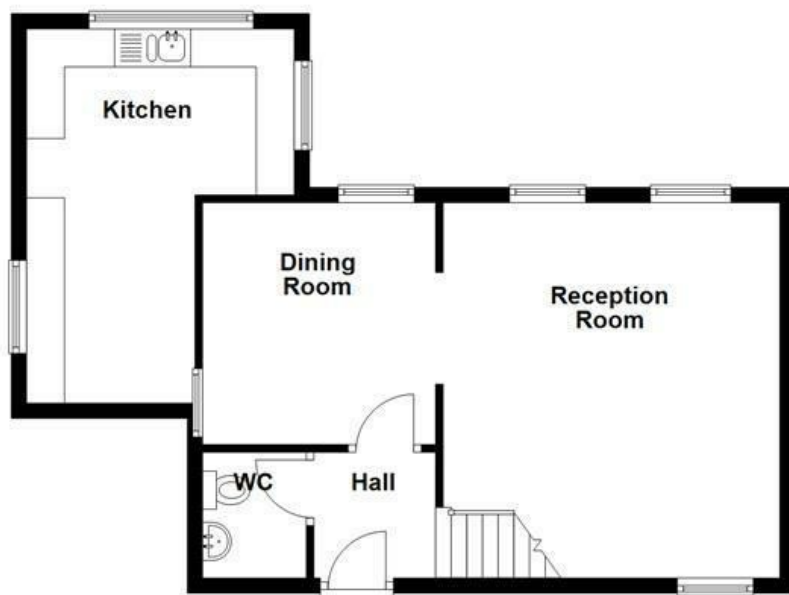
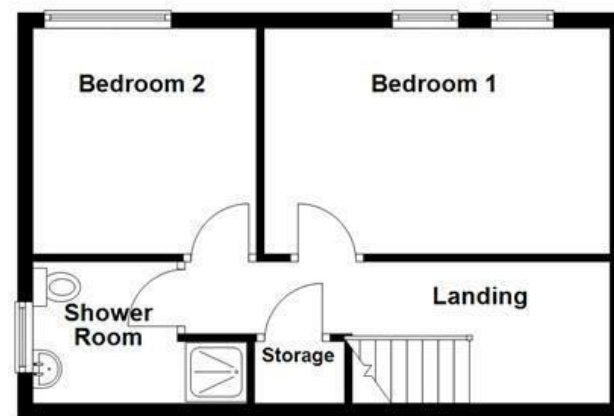


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Oulder Hill, Rochdale, OL11 5LN

£1,495

COSY TWO BEDROOM SPACIOUS HOME IN ROCHDALE

Located in the desirable area of Oulder Hill, Rochdale, this charming house is now available for rent. As you enter, you are welcomed by a delightful dining room that effortlessly transitions into a spacious reception room, creating an inviting atmosphere perfect for both relaxation and entertaining.

The thoughtfully designed kitchen is a highlight of the home, offering functionality and style, while a convenient downstairs WC adds to the practicality of the layout. Ascending to the second floor, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. A well-appointed shower room completes this level, ensuring comfort and convenience for all residents.

Outside, the property boasts a low-maintenance rear yard, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardens. Additionally, off-road parking and a garage at the rear of the property provide secure and convenient options for vehicle storage.

This lovely home in Oulder Hill is perfect for families or professionals seeking a comfortable and well-connected living space. With its blend of modern amenities and practical features, it presents an excellent opportunity for those looking to make a new home in Rochdale. Don't miss the chance to view this delightful property.

To book a viewing or for further information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Oulder Hill, Rochdale, OL11 5LN

£1,495

 **2**  **1**  **2**  **D**

- private parking for 2 cars
- Two Well Proportioned Bedrooms
- Original Features
- Viewing Essential
- Fitted Kitchen And Three Piece Shower Room
- Enclosed Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Enclosed paved garden with stone chipped bedding areas, decking and timber shed.

Entrance

Frosted single glazed oak door to hall.

Hall

5'6 x 5'3 (1.68m x 1.60m)

Vertical central heating radiator, smoke alarm, herringbone wood floor, doors to WC, dining room and stairs to first floor.

WC

5'5 x 4'6 (1.65m x 1.37m)

UPVC double glazed frosted window, vertical central heating radiator, low flush WC, pedestal wash basin, part tiled elevation, exposed beam, part wood panel elevation and herringbone wood floor.

Dining Room

10'5 x 9'8 (3.18m x 2.95m)

Two UPVC double glazed windows, central heating radiator, one feature wall light, exposed beams and open access to reception room.

Reception Room

16'4 x 14'6 (4.98m x 4.42m)

Three UPVC double glazed windows, two central heating radiators, exposed beams, electric effect log burning stove, exposed brick surround and wood mantle.

Kitchen

16' x 11' (4.88m x 3.35m)

Three UPVC double glazed windows, vertical central heating radiator, wall and base units, wood work tops, ceramic one and a half sink and drainer with mixer tap, space for range cooker, tiled splash back, extractor hood, space for fridge freezer and washing machine, spotlights and tiled floor.

First Floor

Landing

18'4 x 5'9 (5.59m x 1.75m)

UPVC double glazed window, central heating radiator, loft access, part wood panelled elevation, doors to two bedrooms, shower room and storage.

Bedroom One

14'3 x 10'3 (4.34m x 3.12m)

Two UPVC double glazed windows, central heating radiator and part wood panelled elevation.

Bedroom Two

9'9 x 9'6 (2.97m x 2.90m)

UPVC double glazed window and central heating radiator.

Shower Room

9'2 x 6'4 (2.79m x 1.93m)

UPVC double glazed window, central heating radiator, vanity top wash basin with mixer tap, low flush WC, direct feed shower with rinse head, part wood elevation, spotlights, extractor fan and wood effect flooring.

External



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