



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 PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.

## Manchester Road, Rochdale, OL11 3RB

### Offers Over £250,000

A SPACIOUS FIVE BEDROOM PROPERTY SET OVER FOUR FLOORS WITH OFF ROAD PARKING

Keenans are proud to bring to the market this deceptively spacious five-bedroom home. The property boasts bright and spacious interiors with a fitted kitchen, two reception rooms, three cellar rooms, five good sized bedrooms, a three piece bathroom suite as well as a three piece shower room and off road parking to the rear of the property. This wonderful property is situated in Rochdale just a short drive to the town centre, whilst also being close to local amenities, near bus routes and in close distance to good schools.

The property comprises briefly, to the ground floor; entrance to the vestibule which has a door leading to the hallway. The hallway has stairs leading to the first floor and doors providing access to two reception rooms, the kitchen and to the cellar. The kitchen is fitted with wall and base units and has a door leading to the rear of the property. To the first floor there is a landing with stairs leading to the second floor and doors providing access to the three bright bedrooms, a WC and a three piece bathroom suite. To the second floor there are two further bedrooms and two storage cupboards. The main bedroom has a door to the en-suite. To the lower ground floor there are three cellar rooms.

Externally, to the rear of the property there is off road parking for numerous cars. To the front of the property there is an enclosed paved garden.

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents



# Manchester Road, Rochdale, OL11 3RB

## Offers Over £250,000



- EPC Rated E
- Off Road Parking
- Nearby Amenities
- Council Tax Band C
- Five Bedrooms
- Four Storeys
- Leasehold: £8 Per Year
- Ample Basement Space
- Fitted Kitchen

### Ground Floor

#### Vestibule

7'00 x 5'02 (2.13m x 1.57m )  
Tiled floor, two wood single glazed windows, door to hall.

#### Hall

17'09 x 8'09 (5.41m x 2.67m )  
Central heating radiator, coving, smoke alarm, part wood clad elevations, stairs to the first floor, doors to two reception rooms, kitchen and cellar.

#### Reception Room One

17'02 x 14'02 (5.23m x 4.32m )  
UPVC double glazed bay window, three central heating radiators, coving, ceiling rose, television point.

#### Reception Room Two

15'08 x 12'00 (4.78m x 3.66m )  
UPVC double glazed window, central heating radiator, coving, ceiling rose.

#### Kitchen

15'04 x 9'02 (4.67m x 2.79m )  
UPVC double glazed window, central heating towel rail, wood wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, freestanding double oven, four ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, part tiled elevations, boiler, tiled floor, UPVC double glazed door to rear.

### First Floor

#### Landing

13'09 x 8'11 (4.19m x 2.72m )  
Stairs to the second floor, smoke alarm, doors to three bedrooms, bathroom and WC, partial wood-cladding.

#### Bedroom One

21'02 x 12'03 (6.45m x 3.73m )  
UPVC double glazed window, velux window, central heating radiator, door to en suite.

#### Bedroom Two

17'02 x 13'00 (5.23m x 3.96m )  
UPVC double glazed window, central heating radiator, coving, television point.

#### Bedroom Three

15'08 x 12'00 (4.78m x 3.66m )  
UPVC double glazed window, central heating radiator, coving, television point.

#### Bathroom

10'02 x 5'07 (3.10m x 1.70m )  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, P-shape bath with mixer taps and rinse head, tiled elevations, lino floor.

### WC

5'07 x 2'11 (1.70m x 0.89m)  
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with traditional traps, tiled elevations, lino floor.

### Second Floor

#### Landing

9'01 x 5'08 (2.77m x 1.73m )  
Smoke alarm, doors to two bedrooms and storage cupboard.

#### Bedroom Four

13'01 x 8'05 (3.99m x 2.57m )  
UPVC double glazed window, central heating radiator, coving, television point.

#### En Suite

5'08 x 5'05 (1.73m x 1.65m )  
Velux window, low basin WC, traditional tap, electric feed shower, part tiled elevations, lino floor.

#### Bedroom Five

12'01 x 9'05 (3.68m x 2.87m )  
Velux window, central heating radiator, access to eaves.

### Lower Ground Floor

#### Cellar Room One

21'04 x 19'11 (6.50m x 6.07m )  
UPVC double glazed window, central heating radiator, open to cellar room two.

#### Cellar Room Two

15'06 x 11'07 (4.72m x 3.53m )

#### Cellar Room Three

8'11 x 8'00 (2.72m x 2.44m )

#### Externally

Off road parking for three/four cars.

