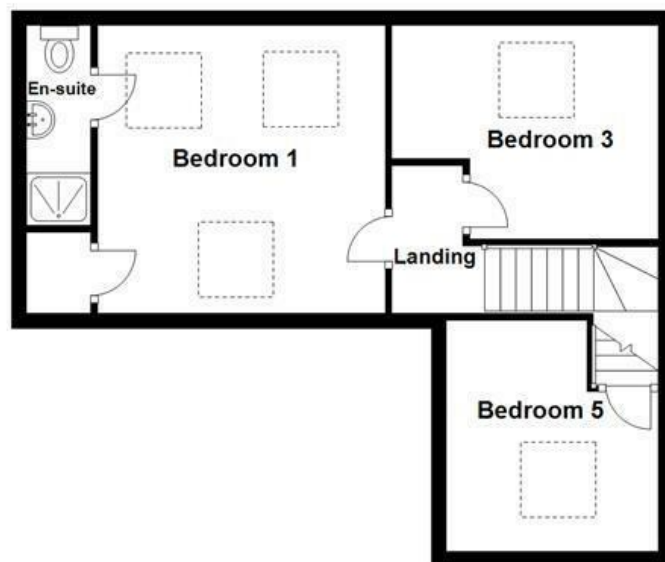


Ground Floor



First Floor



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E	42		
(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.

Links View, Rochdale, OL11 4DD

Offers Over £450,000

A STYLISH NEUTRALLY FINISHED MODERN FAMILY HOME

Flowing internally with neutral tones and an abundance of natural light finished with sleek and stylish interiors, this five-bedroom family home is being welcomed to the property market in the heart of Rochdale. The property offers convenient access to local amenities, schools and access to the neighbouring towns of Rochdale, Burnley and Rawtenstall.

The property briefly comprises; entrance into the hallway which provides access to a reception room, bedroom, bathroom and a kitchen diner. The hallway has a door leading to another bedroom which contains an en suite shower room, along with stairs leading to three other bedrooms. The main bedroom also boasts an en suite shower room.

To the rear is an enclosed paved garden with a gate to a further paved seating area to the side elevation. To the front is a laid to lawn garden with mature shrubs and trees along with two driveways providing ample off road parking.

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

Links View, Rochdale, OL11 4DD

Offers Over £450,000



- Tenure Freehold
- Off Road Parking With Two Driveways
- Ideal Family Home
- Easy Access To Major Network Links And Close Proximity To Amenities

- Council Tax Band D
- Five Bedroom Detached Bungalow
- One Bathroom And Two En Suite Facilities

- EPC Rating D
- Viewing Essential
- Contemporary Fitted Kitchen

Ground Floor

Entrance

Via a composite double glazed front door to hallway.

Hallway

10' x 9'4 (3.05m x 2.84m)

Central heating radiator, coving, spotlights, wood effect floor, doors leading to three bedrooms, bathroom reception room, dining kitchen and stairs to first floor.

Reception Room

16'4 x 11'3 (4.98m x 3.43m)

UPVC double glazed window, central heating radiator, gas fire, ceiling fan, coving, spotlights and wood effect floor.

Bedroom Four

8'8 x 9'3 (2.64m x 2.82m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point and coving.

Bathroom

7'9 x 5'2 (2.36m x 1.57m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, free standing bath with mounted mixer tap and rinse head, full tiled elevation tiled floor and spotlights.

Dining Kitchen

17'3 x 11'7 (5.26m x 3.53m)

Two double glazed UPVC windows, central heating radiator, range of high gloss wall and base units with granite surfaces, one and a half stainless steel sink with mixer tap and drainer, integrated twin ovens, microwave and coffee machine in high rise units, five ring induction hob, integrated fridge freezer, dishwasher and washing machine, spotlights, wood effect floor and door leading to rear.

Bedroom Two

13'1 x 11'8 (3.99m x 3.56m)

UPVC double glazed window, central heating radiator, fitted wardrobe, spotlights, coving and door leading to en suite.

En Suite

5'2 x 4'10 (1.57m x 1.47m)

Central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, direct feed shower, coving, spotlights, tiled elevations and tiled floor.

First Floor

Landing

7'1 x 3' (2.16m x 0.91m)

Split level landing with coving, smoke alarm, spotlights and doors to three bedrooms.

Bedroom Five

10'1 x 8'5 (3.07m x 2.57m)

Velux window, central heating radiator and wood effect floor.

Bedroom One

13' x 12'7 (3.96m x 3.84m)

Three Velux windows, spotlights, storage cupboard and door leading to en suite.

En Suite

9' x 2'10 (2.74m x 0.86m)

Velux window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, rainfall shower, extractor fan, tiled elevations, tiled floor and spotlights.

Bedroom Three

11'8 x 9'4 (3.56m x 2.84m)

Velux window, central heating radiator, spotlights and storage cupboard.

External

Front

Laid to lawn garden with mature shrubs, trees and off road parking on two driveways, one leading to the garage.

Rear

Enclosed paved garden with gate to a further paved patio and wooden pergola.

