

Total area: approx. 84.5 sq. metres (909.5 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.



Brooks End, Rochdale, OL11 5XX

Offers Over £210,000

SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME

This three-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home. The property boasts a bright spacious conservatory which can be used as a second reception and views to surrounding countryside to the front.

Comprising briefly, to the ground floor; entrance via the vestibule which leads directly into the reception room. The reception room hosts the stairs to the first floor and flows internally into the kitchen and conservatory leading to the rear. To the first floor is a landing to three bedrooms and a family bathroom. Externally, the property boasts a laid to lawn garden to the front and a driveway providing off-road parking for numerous vehicles. To the rear a decked garden area with mature shrubbery.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

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			
(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.

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- Tenure Leasehold
- Council Tax Band B
- EPC TBC
- Off Road Parking With Driveway For Numerous Vehicles
- Three Bedroom Semi Detached Property
- Decked Garden Area With Mature Shrubbery
- Ideal Family Home
- Contemporary Bathroom Suite
- Easy Access To Major Network Links
- Close Proximity To Amenities

Ground Floor

Entrance

Via a rock door to vestibule.

Vestibule

4'5 x 2'11 (1.35m x 0.89m)

Door to reception room.

Reception Room

15'6 x 14'3 (4.72m x 4.34m)

UPVC double glazed window, central heating radiator, coving, spotlights, door to kitchen and stairs to first floor.

Kitchen

14'6 x 8'3 (4.42m x 2.51m)

Central heating radiator, range of wall and base units, laminate work top, four ring gas hob, stainless steel one and a half sink and drainer with mixer tap, tiled floor, space for fridge freezer and door to conservatory.

Conservatory

14'6 x 13'9 (4.42m x 4.19m)

UPVC double glazed window surround, French doors to rear and laminate floor.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

14'1 x 8'4 (4.29m x 2.54m)

UPVC double glazed window, central heating radiator and laminate floor.

Bedroom Two

9'10 x 7'2 (3.00m x 2.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'1 x 9'4 (3.07m x 2.84m)

UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'10 (1.91m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower, full tiled elevation and tiled floor.

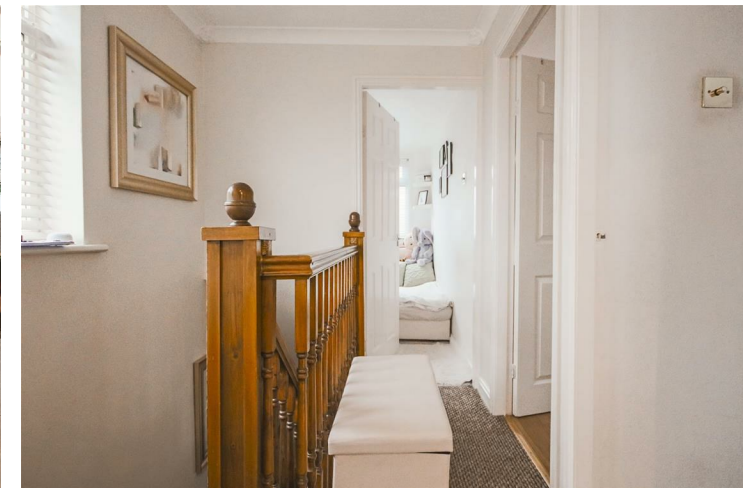
External

Rear

Decking, paved patio with mature shrubbery.

Front

Driveway and laid to lawn garden.



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