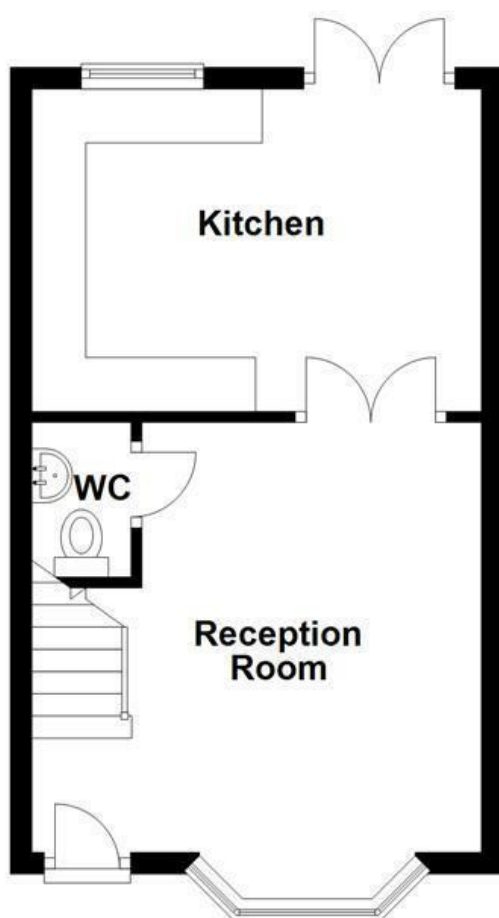


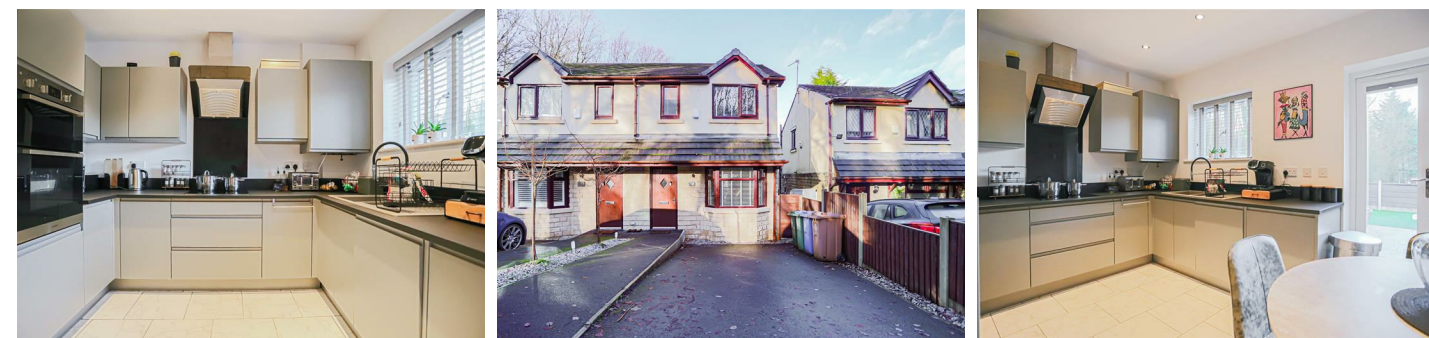
Ground Floor



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
83	96
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

## Belfield Lane, Rochdale, OL16 2YB

### Offers Over £200,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space, immaculate presentation and modern fixtures and fittings, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Rochdale. With two bathrooms and fantastic garden space, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury and major motorway links.

The property comprises briefly; a welcoming and spacious reception room guides you through to a contemporary fitted kitchen diner, WC and staircase to the first floor. The first floor comprises of three generously sized bedrooms and a modern three piece family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed low maintenance garden with artificial lawn and timber storage shed. To the front there is a driveway for two cars.

For further information or to arrange a viewing please contact our Rochdale team at your earliest convenience.



# Belfield Lane, Rochdale, OL16 2YB

## Offers Over £200,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: B
- Three Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band B

### Ground Floor

#### Reception Room

16'1 x 13'8 (4.90m x 4.17m)

Composite double glazed front entrance door, UPVC double glazed bay window, electric fire, television point, smoke alarm, wood effect flooring, door to the WC and single glazed double doors to the dining kitchen.

#### WC

4'8 x 2'2 (1.42m x 0.66m)

Central heating radiator, vanity top wash basin, dual flush WC, extractor fan and tiled flooring.

#### Dining Kitchen

13'8 x 9'10 (4.17m x 3.00m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect surfaces, composite one and a half bowl sink with drainer and mixer tap, electric double oven in a high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, dishwasher and washing machine, boiler, spotlights, smoke alarm, tiled flooring and UPVC double glazed French doors to the rear.

### First Floor

#### Landing

8'5 x 4'5 (2.57m x 1.35m)

Loft access, smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

10'10 x 10'7 (3.30m x 3.23m)

UPVC double glazed window, central heating radiator, television point and door to the en suite.

#### En Suite

5'6 x 4'10 (1.68m x 1.47m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC, electric feed shower unit, tiled elevations, extractor fan and tiled flooring.

#### Bedroom Two

8'6 x 7'11 (2.59m x 2.41m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'6 x 4'11 (1.98m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed shower overhead, dual flush WC, vanity top wash basin, tiled elevations, extractor fan and tiled flooring.

### External

#### Front

Off road parking.

#### Rear

Enclosed artificial lawn garden with paving.

