



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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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.

## Inchfield Close, Rochdale, OL11 5SB

### Offers Over £350,000

A NEWLY BUILT THREE BEDROOM TRUE BUNGALOW!

A rare opportunity is coming to the market with this newly built bungalow located in a desirable area of Rochdale. The property features an open-plan living/kitchen/dining room that is perfect for entertaining guests or spending quality time with family. The bungalow also boasts three spacious bedrooms, off road parking, and a single garage.

The living area is bright and airy, with plenty of natural light and is spacious with the open plan aspect to the dining area and kitchen. The kitchen is modern and fully equipped with newly fitted appliances and plenty of storage space. The main bedroom is spacious and features an en suite bathroom. The other two bedrooms are also generously sized and share a family bathroom. The property also features a private garden and off road parking leading to a garage.

This bungalow is perfect for anyone looking for a modern and spacious home in a desirable location. Don't miss out on this opportunity to make this beautiful property your own!

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

# Inchfield Close, Rochdale, OL11 5SB

## Offers Over £350,000



- Impressive Newly Built Bungalow
- En Suite To Main Bedroom
- Off Road Parking & Garage
- EPC Rating: E
- Three Bedrooms
- No Chain Delay
- Leasehold
- Contemporary Open Plan Living Kitchen
- Front & Rear Gardens
- Council Tax Band: E

### Ground Floor

#### Entrance Hallway

Composite double glazed entrance door, central heating radiator, loft access, smoke alarm, alarm panel, wood effect flooring and doors to open plan living kitchen, bathroom and three bedrooms.

#### Bedroom One

11'2 x 9'10 (3.40m x 3.00m)

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

#### En Suite

6'7 x 3'2 (2.01m x 0.97m)

Velux window, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, extractor fan and tiled flooring.

#### Bedroom Two

12'4 x 9'9 (3.76m x 2.97m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'10 x 7'9 (3.00m x 2.36m)

Velux window and central heating radiator.

#### Bathroom

11'5 x 5'6 (3.48m x 1.68m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, extractor fan and tiled flooring.

#### Open Plan Living Kitchen

25'6 x 15'5 (7.77m x 4.70m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite surfaces, oven with four ring electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher and wood effect flooring.

#### External

##### Front

Paved driveway providing off road parking for numerous vehicles leading to the garage.

##### Side

Gravel chipped area.

##### Rear

Garden and bedding areas.

