



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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Waingap Rise, Rochdale, OL12 9UB

£325,000

AN IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW WITH BREATHTAKING VIEWS

We are proud to present this fantastic three bedroom bungalow to the market in Rochdale. Featuring spacious rooms throughout, an open plan kitchen/dining area perfect for hosting and beautiful views from the property, this is the ideal home for a growing family or couple. Situated close to local schools and amenities as well as having plenty of local nature walks right on the doorstep.

Comprising briefly, entrance via the front door to a welcoming porch which leads on to a spacious reception room. The reception room has a door leading to a bedroom and door to the kitchen/dining area. The kitchen/dining area leads through to the second reception room which has patio doors leading out to the rear. The inner hall is accessed from the dining area which has doors leading to the master bedroom, family bathroom and a dressing room which is open to the third bedroom. The master bedroom has a door to an en suite and patio doors out to the rear. Externally, to the front there is a laid to lawn garden with a double driveway and mature shrubbery. To the rear, there is a spacious laid to lawn garden with paved areas, mature shrubbery and bedding plants.

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

Waingap Rise, Rochdale, OL12 9UB

£325,000



- Impressive Detached Bungalow
- Abundance of Indoor Space
- Off Road Parking for Multiple Vehicles
- EPC Rating D
- Three Bedrooms
- Open Plan Living
- Tenure Leasehold
- Two Bathrooms
- Beautifully Presented Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Porch

8'8 x 8'8 (2.64m x 2.64m)

UPVC double glazed frosted front door, two UPVC double glazed windows, coving, feature wall light, tiled flooring and door to reception room.

Reception Room

21'3 x 15'3 (6.48m x 4.65m)

UPVC double glazed window, two central heating radiators, two feature wall lights, electric fire with wooden surround, television point, door to bedroom two and door to open plan kitchen/dining area.

Bedroom Two

16'8 x 8'7 (5.08m x 2.62m)

UPVC double glazed window, central heating radiator and meter cupboard.

Kitchen

9'6 x 8'7 (2.90m x 2.62m)

UPVC double glazed window, mix of wall and base units, granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, space for fridge freezer, space for dishwasher, plumbing for washing machine, tiled flooring, open to dining area and reception room two.

Dining Area

9'6 x 8'11 (2.90m x 2.72m)

Central heating radiator, spotlights, wood effect laminate flooring and door to inner hall.

Reception Room Two

17'8 x 8'7 (5.38m x 2.62m)

UPVC double glazed window, central heating radiator, exposed beams, storage cupboard, tiled flooring and UPVC double glazed patio doors to rear.

Inner Hall

8'6 x 5'7 (2.59m x 1.70m)

Wood effect laminate flooring, doors leading to two bedrooms, bathroom and storage cupboard.

Bathroom

8'5 x 5'11 (2.57m x 1.80m)

Two UPVC double glazed frosted windows, central heated towel rail, spotlights, tiled panel bath with mixer tap and rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations and tiled flooring.

Bedroom One

21'7 x 9'3 (6.58m x 2.82m)

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

Dressing Room

13'2 x 12'1 (4.01m x 3.68m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, wood effect laminate flooring and open to bedroom three.

Bedroom Three

8'11 x 8'2 (2.72m x 2.49m)

Central heating radiator, coving and wood effect laminate flooring.

En Suite

8'1 x 2'10 (2.46m x 0.86m)

UPVC double glazed frosted window, spotlights, vanity top wash basin with mixer tap, dual flush WC, direct feed shower enclosed, tiled elevations and tiled flooring.

Exterior

Rear

Enclosed laid to lawn garden with patio areas, mature shrubbery and bedding areas.

Front

Laid to lawn garden, mature shrubbery and off road parking.



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