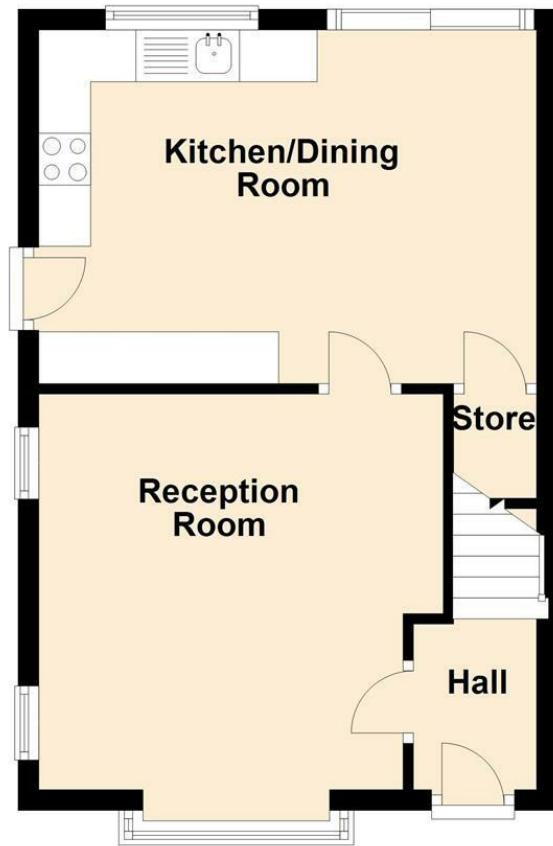
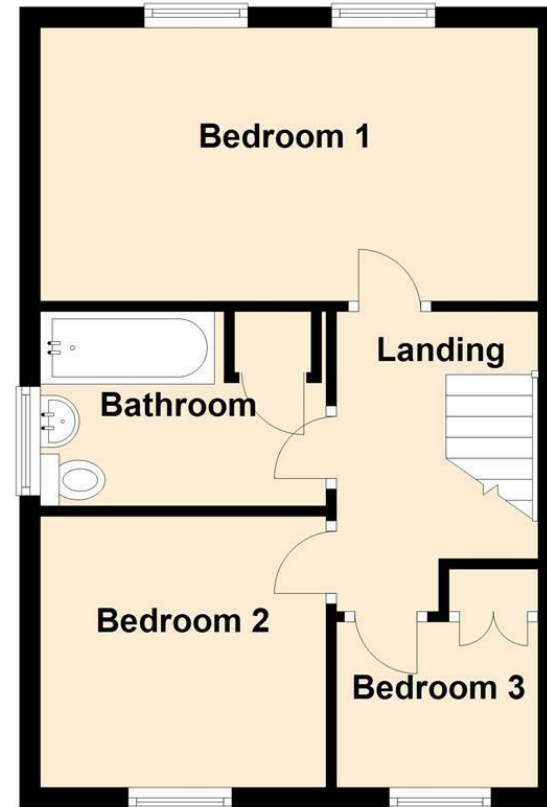


**Ground Floor**  
Approx. 381.7 sq. feet



**First Floor**  
Approx. 382.6 sq. feet



Total area: approx. 764.3 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>70</b>	
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.

## Porritt Close, Rochdale, OL11 5HQ

### £250,000

THE PERFECT FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, stylish decoration and fantastic gardens, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Rochdale on a quiet cul de sac. With ample off road parking, open plan kitchen diner and spacious rooms throughout, this 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 Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room guides on to a fantastic open plan kitchen diner. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, bedding and wood chip areas. To the front there is a laid to lawn garden with bedding areas and off road parking.

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



# Porritt Close, Rochdale, OL11 5HQ

£250,000



- An Exceptional Semi Detached Property
- Gardens To The Front And Rear
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Open Plan Kitchen Diner
- Council Tax Band C
- Neutral Decoration
- Perfect Family Home
- Leasehold

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

5'7 x 3'11 (1.70m x 1.19m)

Central heating radiator, door to the reception room and staircase to the first floor.

### Reception Room One

12'6 x 11'6 (3.81m x 3.51m)

UPVC double glazed box window, two UPVC double glazed frosted windows, central heating radiator, electric fire, television point, door to the kitchen diner.

### Kitchen Diner

14'10 x 11'2 (4.52m x 3.40m)

UPVC double glazed window, central heating radiator, a range of white gloss wall and base units, wood effect surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric Indesit oven with a four ring gas hob and extractor hood, integrated fridge and freezer, plumbing for washing machine, under stairs storage cupboard, wood effect laminate flooring, UPVC double glazed frosted door to the side and UPVC double glazed patio doors to the rear.

## First Floor

### Landing

9'6 x 6'5 (2.90m x 1.96m)

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

### Bedroom One

14'10 x 8'2 (4.52m x 2.49m)

Two UPVC double glazed windows, central heating radiator, television point.

### Bedroom Two

9'1 x 8'2 (2.77m x 2.49m)

UPVC double glazed window, central heating radiator, television point.

### Bedroom Three

6'5 x 5'10 (1.96m x 1.78m)

UPVC double glazed window, central heating radiator, television point, over stairs storage cupboard.

### Bathroom

8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with mixer tap and rinse head, pedestal wash basin with traditional taps, low basin WC, tiled elevations, extractor fan, integrated linen cupboard, tiled effect lino flooring.

## External

## Front

Laid to lawn garden with bedding and paving areas and off road parking.

## Rear

Enclosed laid to lawn garden with paving, wood chip and bedding areas.



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