



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 | | | |
| (81-91) 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.

Edenfield Road, Rochdale, OL11 5AA

£225,000

A BEAUTIFULLY PRESENTED MID TERRACED FAMILY HOME

Keenans Estate Agents proudly present this spacious and stylish three bedroom family home with loft room to be used for whatever suits your needs! Set over three floors, this mid terrace gem offers generously proportioned living accommodation, making it an ideal choice for families seeking comfort and convenience. This property is definitely not one to be missed.

Comprising briefly to the ground floor; entrance via the hallway which has doors to the cellar and the dining room. The dining room flows internally through to the kitchen and stairs to the first floor, as well as being open to the reception room with a multifuel log burning stove. The kitchen has a door out to the rear. To the first floor is a landing to three bedrooms and a family bathroom, as well as hosting stairs to the second floor. The second floor boasts the fourth bedroom. Externally, to the rear is an enclosed yard with a gate to a shared access road which leads to the properties detached garage.

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 Facebook : Keenans Estate Agents and Instagram @keenans.ea

Edenfield Road, Rochdale, OL11 5AA

£225,000



- Impressive Mid Terraced Property
- Stylish Decoration
- Gardens to Front and Rear
- EPC Rating TBC
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Four Piece Bathroom
- Added Cellar
- Council Tax Band B

Ground Floor

Entrance Hall

16'1 x 3'3 (4.90m x 0.99m)

Rockdoor front entrance door, central heating radiator, Karndean flooring, door to cellar and door to dining room.

Reception Room

12'4 x 11'7 (3.76m x 3.53m)

UPVC double glazed window, central heating radiator, coving, fire display with marble surround, Karndean flooring and open to dining room.

Dining Room

13'2 x 12'3 (4.01m x 3.73m)

UPVC double glazed window, central heating radiator, coving door to kitchen, stairs to first floor, multifuel long burning stove, Karndean flooring and door to stairs to cellar.

Kitchen

13'6 x 7'7 (4.11m x 2.31m)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, tiled splashbacks and door to rear.

Lower Ground Floor

Cellar

25'10 x 15'5 (7.87m x 4.70m)

Storage.

First Floor

Landing

Doors leading to three bedrooms and bathroom.

Bedroom One

12'6 x 9'6 (3.81m x 2.90m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

13'2 x 9'6 (4.01m x 2.90m)

UPVC double glazed window, central heating radiator, coving, dado rail and laminate flooring.

Bedroom Three

10'1 x 7'5 (3.07m x 2.26m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

9'1 x 5'5 (2.77m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, electric feed shower, tiled panel bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, fully tiled elevations, PVC to ceiling, spotlights and tiled flooring.

Second Floor

Bedroom Four

18'9 x 14 (5.72m x 4.27m)

Two velux windows, eaves storage and boiler.

Exterior

Rear

Enclosed yard and detached garage.

Front

Garden with gravel chippings, mature shrubbery and paving.



Tel: 01706396140

www.keenans-estateagents.co.uk