



Total area: approx. 85.3 sq. metres (917.9 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
84	96
Very energy efficient - lower running costs	
(92 plus) <b>A</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	
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.

## Stanley Way, Rochdale, OL16 4GL

### £285,000

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME

This three bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts a newly fitted kitchen, a spacious reception room and a rear garden room which a perfect second reception room.

Comprising briefly, to the ground floor; entrance via the hallway which leads to the reception room, the downstairs WC, the kitchen diner and doors to storage, as well as the stairs to the first floor. The kitchen diner is open to the garden room which leads directly to the rear. To the first floor is a landing to the first floor with three bedrooms and a family bathroom. The main bedroom has a door to the en suite. Externally, to the rear is an enclosed garden with paved patio areas as well as astro turf garden area with a gate to the rear court yard where there is a garage and an allocated parking space for the property. To the front is an artificial lawn garden area with bedding areas and a flagged pathway to the entrance doorway.

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 platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Stanley Way, Rochdale, OL16 4GL

£285,000



- Beautifully Presented Semi Detached Property
- Spacious Reception Room
- Allocated Parking & Garage
- EPC Rating: B
- Three Bedrooms
- Modern Bathroom Suites
- Freehold
- Contemporary Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band B

## Ground Floor

### Entrance Hallway

8'11 x 7'2 (2.72m x 2.18m)

UPVC double glazed entrance door, central heating radiator, tiled flooring, stairs to the first floor and doors to reception room, kitchen and WC.

### Reception Room

15'7 x 10'7 (4.75m x 3.23m)

Two UPVC double glazed windows and central heating radiator.

### WC

6'5 x 3'3 (1.96m x 0.99m)

Central heating radiator, dual flush WC, vanity top wash basin, part tiled elevations and laminate flooring.

### Kitchen

15'5 x 8'9 (4.70m x 2.67m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, oven with four ring induction hob, extractor hood, integrated dishwasher and fridge freezer, tiled flooring and open to the garden room.

### Garden Room

8'7 x 8'6 (2.62m x 2.59m)

Two UPVC double glazed windows, skylight, spotlights, laminate flooring and UPVC double glazed French doors to the rear.

## First Floor

### Landing

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 and door to the en suite.

### En Suite

7'8 x 4'11 (2.34m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, PVC panelled elevations and tile effect flooring.

### Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)

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

### Bedroom Three

8'9 x 6'9 (2.67m x 2.06m)

UPVC double glazed window and central heating radiator.

## Bathroom

6'11 x 5'6 (2.11m x 1.68m)

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

## External

### Front

Artificial lawn garden and paved pathway.

### Rear

Enclosed garden with artificial lawn, paving and stone chippings.



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