



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Convent Grove, Rochdale, OL11 4LT

### £300,000

SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME WITH HUGE POTENTIAL

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 to put their personal stamp on a long term home. The property boasts bright spacious living areas as well as an en-suite to the main bedroom.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the reception room and stairs to the first floor. The reception room flows internally through to the dining room and conservatory as well as the kitchen which has access to the downstairs WC and an internal door into the garage and rear. To the first floor is a landing to three bedrooms and a family bathroom, the main bedroom has en-suite access. Externally, to the rear is a laid to lawn garden with mature shrubbery and a paved patio. To the front is a laid to lawn garden with mature shrubbery and bedding areas as well as a driveway.

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

# Convent Grove, Rochdale, OL11 4LT

£300,000



- Tenure Leasehold
- Council Tax Band D
- EPC Rating TBC
- Off Road Parking With Driveway And Access To Garage
- Spacious Three Bedroom Detached Property
- Ideal Home For A Small/Growing Family With Viewing Essential
- Internal Door Into The Garage
- Enviably Gardens To The Front And Rear With Mature Shrubs And Bedding Areas
- Close Proximity To Local Amenities
- Easy Access To Local Amenities

## Ground Floor

### Entrance

Via a UPVC double glazed rock door to hallway.

### Hallway

5'1 x 4'2 (1.55m x 1.27m)

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

### Reception Room

15' x 10'8 (4.57m x 3.25m)

UPVC double glazed bay window, central heating radiator, gas fire with marble surround, coving and open to dining room.

### Dining Room

10' x 8'10 (3.05m x 2.69m)

Central heating radiator, UPVC French doors to conservatory and door to kitchen.

### Kitchen

10'6 x 10'1 (3.20m x 3.07m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, composite one and a half sink and drainer with mixer tap, oven with four ring gas hob and door to inner hall.

### Inner Hall

4'3 x 2'11 (1.30m x 0.89m)

Doors to WC and garage.

### WC

5'5 x 3'3 (1.65m x 0.99m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin and part tiled elevation.

### Conservatory

9'9 x 9'6 (2.97m x 2.90m)

UPVC double glazed windows and UPVC French doors to rear.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

13'6 x 11'1 (4.11m x 3.38m)

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

### En Suite

9'5 x 4'11 (2.87m x 1.50m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin, direct feed shower enclosure and part tiled elevation.

### Bedroom Two

13'11 x 8'11 (4.24m x 2.72m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

13'6 x 9'3 (4.11m x 2.82m)

UPVC double glazed window, central heating radiator and above stairs storage.

### Bathroom

8'9 x 6'3 (2.67m x 1.91m)

UPVC double glazed frosted window, panelled bath with mixer tap and rinse head, low level WC, pedestal wash basin, part tiled elevation and coving.

### External

### Rear

Laid to lawn garden.

### Front

Driveway, laid to lawn garden and mature shrubs.



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