



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
83	97
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.

Rosebery Close, Kirkholt, OL11 2WG

Offers Over £180,000

BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME

This two bedroom semi detached property is being proudly welcomed to the market in the sought after area of Kirkholt, Rochdale with a view of Balderstone Park. Having been presented to the highest standard throughout, featuring a newly fitted modern kitchen and rear extension which the current owners have transformed into a fantastic garden room. This has created a versatile space that seamlessly blends indoor comfort with outdoor ambience. The property also boasts spacious, well lit rooms and immaculate gardens to the front and rear. Situated in close proximity to all local amenities, well regarded schools and major commuter routes, This property is perfectly suited to a couple or small family looking for a home to move straight into.

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 has a door leading into the kitchen/dining area which is open to the garden room and has a door to the downstairs WC. The garden room has French doors leading out to the rear. To the first floor is a landing to two bedrooms and a family bathroom. Externally, to the rear is an enclosed rear garden with a paved patio seating area with laid to lawn garden and bedding areas. To the front is a laid to lawn garden with a driveway to the side.

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

Rosebery Close, Kirkholt, OL11 2WG

Offers Over £180,000



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating B
- Two Bedrooms
- Added Garden Room
- Tenure Freehold
- Three Piece Bathroom
- Immaculate Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Hall

4'10 x 4'7 (1.47m x 1.40m)

UPVC double glazed frosted front door, central heating radiator, door to reception room and stairs to first floor.

Reception Room

15'2 x 10'1 (4.62m x 3.07m)

UPVC double glazed window, central heating radiator, television point and door to kitchen.

Kitchen

13'5 x 8'2 (4.09m x 2.49m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring, door to WC and open access to garden room.

WC

5'5 x 3'1 (1.65m x 0.94m)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, part tiled elevations and wood effect laminate flooring.

Garden Room

10'6 x 9'8 (3.20m x 2.95m)

Central heating radiator, television point, wood effect laminate flooring, pitched roof and UPVC double glazed French doors to rear.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

13'8 x 10'5 (4.17m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'11 x 7'2 (3.94m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 6'2 (2.26m x 1.88m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, direct feed shower and rinse head, dual flush WC, pedestal wash basin with traditional taps, part tiled elevations and wood effect laminate flooring.

Exterior

Rear

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

Front

Laid to lawn garden and of road parking.

