

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.



Fairway, Rochdale, OL11 3BU

£230,000

A GENEROUSLY PROPORTIONED DETACHED TWO BEDROOM BUNGALOW WITH GORGEOUS GARDENS

Commanding an enviable plot in the heart of a popular area on the outskirts of Rochdale, this two-bedroom, detached true bungalow is being welcomed to the property market. Ideally suited for a single occupant or couple looking for single storey living, the property flows internally with deceptively spacious living accommodation and an abundance of natural light culminating in the private and beautiful rear garden. The property is walking distance from Castleton train station and offers easy access into Rochdale and the neighbouring Bury, as well as onto major commuter routes along the M62 network.

The property comprises briefly: entrance from the side elevation to a welcoming hallway with doors leading to two well proportioned bedrooms, a three-piece bathroom suite, a fitted kitchen, and a spacious living room that leads out into the rear garden. Externally the property boasts a fully enclosed South West facing rear laid to lawn garden, backing onto open countryside and the Castle Hawk golf club, with paved patios and vibrant bedding areas with mature trees and a shed. There is gated access into a lawned side garden with conifers for privacy. The front of the property has a sweeping lawned area with off-road parking available on a driveway for numerous vehicles parked in tandem.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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.

Fairway, Rochdale, OL11 3BU

£230,000



- Detached Bungalow
- Spacious Reception Room
- Off Road Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed South West Facing Rear & Side Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway

UPVC double glazed entrance door, central heating radiator, loft access and doors to kitchen, reception room, two bedrooms and bathroom.

Kitchen

12'3 x 9'1 (3.73m x 2.77m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge freezer and tile effect flooring.

Bathroom

6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with electric feed shower overhead, part tiled elevations, coving and tile effect flooring.

Bedroom One

12'7 x 11' (3.84m x 3.35m)

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

Bedroom Two

9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window and central heating radiator.

Reception Room

18'3 x 10'11 (5.56m x 3.33m)

Central heating radiator, television point, coving and composite double glazed sliding doors to the rear.

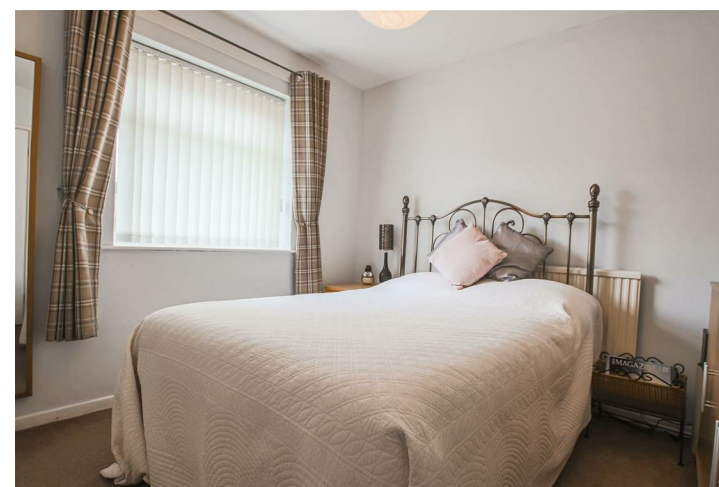
External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Enclosed laid to lawn garden with paving, timber shed and gate to a further enclosed side garden.



Tel: 01706396140

www.keenans-estateagents.co.uk