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Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
83	95
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	
England & Wales	

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.

## Constable Drive, Rochdale, OL11 2AS

### £250,000

THE PERFECT FAMILY HOME

Situated in the heart of a popular area of Rochdale, this semi detached family home offers four bedrooms and a spacious reception room which creates a welcoming and inviting property perfect for a family looking for their dream home with easy access to nearby amenities, schools and network links. The property is finished throughout with natural tones and filled with an abundance of natural light to offer the perfect balance of space, tranquillity and relaxation.

The property comprises briefly, to the ground floor: entrance through the porch to a spacious reception room which leads to the kitchen/dining area. The kitchen/dining area leads to a downstairs WC and out the rear garden. To the first floor is a landing with doors leading to four bedrooms and a family bathroom. Externally, the property boasts an artificial lawn garden with a decked terrace. The front offers off road parking for numerous vehicles.

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



# Constable Drive, Rochdale, OL11 2AS

£250,000



- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Four Bedroom
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band B

## Ground Floor

### Entrance Hall

4'10 x 4 (1.47m x 1.22m)

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

### Reception Room

14'11 x 8'6 (4.55m x 2.59m )

UPVC double glazed window, central heating radiator, smoke detector, Danfoss central heating control panel, electric wall mounted fire, television point and door to kitchen.

### Kitchen/Dining Area

12'11 x 7'7 (3.94m x 2.31m )

UPVC double glazed window, central heating radiator, smoke detector, mix of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, integrated Zanussi oven with four ring gas hob and extractor hood, tiled splashbacks, space for fridge freezer and dishwasher, plumbing for washing machine, vinyl flooring, door to WC and UPVC double glazed French doors to rear.

### WC

Central heating radiator, extractor fan, dual flush WC, pedestal wash basin with traditional taps, part tiled elevations and vinyl flooring.

## First Floor

### Landing

8'11 x 6'2 (2.72m x 1.88m )

Loft access, smoke detector, central heating radiator, doors leading to four bedrooms and bathroom.

### Bedroom One

12'11 x 7'3 (3.94m x 2.21m )

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

### Bedroom Two

11'2 x 6'5 (3.40m x 1.96m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'7 x 8 (2.62m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

8'7 x 8 (2.62m x 2.44m )

UPVC double glazed window, central heating radiator and central heating control panel.

### Bathroom

6'2 x 6 (1.88m x 1.83m )

UPVC double glazed window, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead rainfall shower with rinse head, extractor fan, part tiled elevations and vinyl flooring.

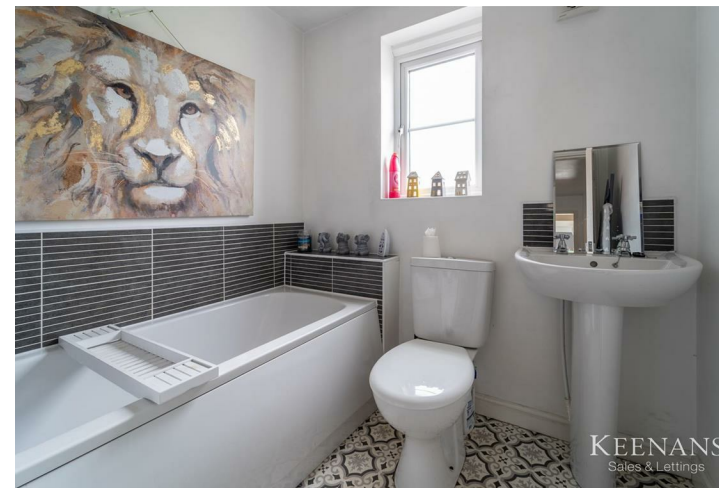
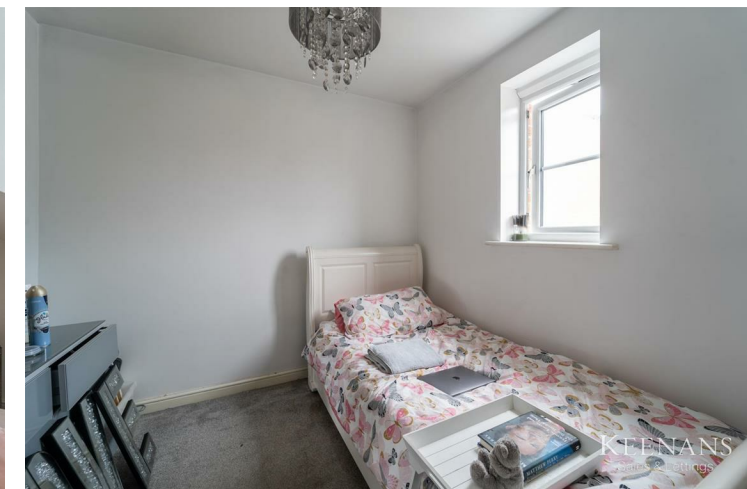
## Exterior

## Rear

Enclosed garden with decking, artificial lawn and shed.

## Front

Laid to lawn garden and off road parking.



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