

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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Links View, Rochdale, OL11 4DD

### £290,000

TWO BEDROOM TRUE BUNGALOW IN THE HEART OF BAMFORD

This two-bedroom detached true bungalow is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking to put their personal stamp on for a long term home, this property is definitely not one to be missed. The property boasts spacious, well proportioned interiors, with beautiful gardens.

Comprising briefly to the ground floor; entrance via the hallway which has doors to two bedrooms, family bathroom and the reception room as well as storage areas. The reception room is open plan to the kitchen diner. One of the bedrooms has UPVC French doors to the rear. Externally, to the rear is an elevated laid to lawn garden with timber sleepers and mature shrubbery with a paved patio area. To the front is a laid to lawn garden area and driveway providing parking for numerous vehicles.

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 Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Links View, Rochdale, OL11 4DD

£290,000



- Tenure Freehold
- Council Tax Band D
- EPC Rating D
- Off Road Parking With Driveway For Numerous Vehicles
- Ample Sized Two Bedroom Detached True Bungalow
- Ideal Home For A Small Family Or Couple Wishing To Downsize And Ready To Move Into
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Spacious Elevated Laid To Lawn Garden With Mature Shrubs And Paved Patio Area
- Easy Access To Local Amenities

## Ground Floor

### Entrance

UPVC door to hallway,

### Hallway

13'3 x 7'5 (4.04m x 2.26m)

Central heating radiator, doors to two bedrooms, reception room and laminate flooring.

### Reception Room

16'4 x 11'9 (4.98m x 3.58m)

UPVC double glazed window, central heating radiator, multi fuel log burner with wooden mantle and tiled surround, open to kitchen/diner.

### Kitchen/Diner

17'3 x 10'1 (5.26m x 3.07m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, granite work top, sunken composite sink and drainer with mixer tap, Neff oven and electric hob, granite splash back, extractor hood, integrated fridge/freezer, laminate flooring and door to rear.

### Bedroom One

12'2 x 10'1 (3.71m x 3.07m)

UPVC double glazed window, central heating radiator and UPVC French doors to rear.

### Bedroom Two

12'2 x 11'4 (3.71m x 3.45m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'1 x 5'5 (1.85m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, tiled panel bath with over head direct feed shower and mixer tap, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation and tiled flooring.

### External

#### Rear

Laid to lawn garden, mature shrubs and paved patio.

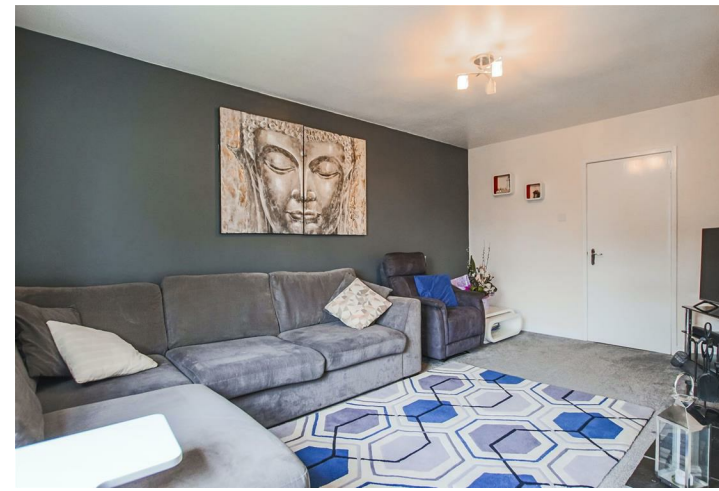
#### Front

Driveway, laid to lawn garden with bedding areas.

#### Garage

17'6 x 9'10 (5.33m x 3.00m)

Hard wood door to rear.



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