



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			
England & Wales		EU Directive 2002/91/EC	

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Kingsway, Rochdale, OL16 4AP

£160,000

TWO-BEDROOM SEMI-DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

This two-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 for their long term home. The property boasts spacious interiors and a fabulous rear garden with potential to extend.

Comprising briefly, to the ground floor; entrance via the hallway which has a door leading into the reception room and stairs to the first floor. The reception room flows internally into the dining room and kitchen which has a door to the rear. To the first floor is a landing to two bedrooms and a family bathroom as well as stairs to the attic room. Externally, to the rear is a laid to lawn garden with mature shrubbery and to the front is a driveway and a gravelled garden area.

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

Kingsway, Rochdale, OL16 4AP

£160,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating TBC
- Off Road Parking With Driveway
- Two Bedroom Semi Detached Property With Converted Attic Room
- Ideal Home For Any Growing Family
- Enclosed Spacious Laid To Lawn Garden With Mature Shrubs And Timber Shed
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a UPVC double glazed door to hall.

Hall

3'11 x 3' (1.19m x 0.91m)

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

Reception Room One

15'6 x 9'9 (4.72m x 2.97m)

UPVC double glazed bay window, central heating radiator, door to reception room two, gas fire with marble surround, two feature wall lights and laminate flooring.

Reception Room Two/Dining Room

13'4 x 9'6 (4.06m x 2.90m)

Two UPVC double glazed windows, central heating radiator, laminate flooring and door to kitchen.

Kitchen

8'2 x 6'5 (2.49m x 1.96m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, part tiled elevation, tiled effect flooring and door to rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

13'1 x 12'8 (3.99m x 3.86m)

UPVC double glazed window, central heating radiator and original fire place.

Inner Landing

9'4 x 5'9 (2.84m x 1.75m)

Stairs to second floor and door to bedroom two.

Bedroom Two

11' 7 x 6'6 (3.35m 2.13m x 1.98m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

6'7 x 6'6 (2.01m x 1.98m)

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

Attic Room

12'5 x 10'3 (3.78m x 3.12m)

Velux window and storage.

External

Rear

Laid to lawn garden with paved patio and mature shrubs.

Front

Laid to lawn garden, driveway and mature shrubs.



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