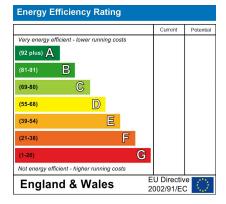
KEENANS

Sales & Lettings

Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.









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

Ground Floor

Entrance

Via a UPVC double glazed door to hall.

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

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

Reception Room Two/Dining

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

Inner Landing

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

Bedroom Two

11' 7 x 6'6 (3.35m 2.13m x 1.98m) UPVC double glazed window, central heating radiator and laminate

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.















