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Charlotte Street, Rochdale, OL16 4TJ

Offers Over £170,000

SPACIOUS THREE BEDROOM END TERRACED FAMILY HOME

Welcome to this charming end terraced property located on Charlotte Street in the heart of Rochdale. This property boasts a delightful combination of traditional charm and modern convenience, making it a perfect family home. As you step inside, you are greeted by a spacious reception room, modern fitted kitchen and three spacious bedrooms. Located in a desirable area, this house is close to local amenities, schools, and transport links, making it a convenient choice for those looking for a well-connected home. Don't miss the opportunity to make this lovely house your own.

Comprising briefly, to the ground floor; entrance via the hallway which has doors into the reception room, stairs to the first floor and a door to the kitchen/dining area. The kitchen/dining area has access to the cellar and the utility which leads out to the rear of the property. To the first floor is a landing to three bedrooms and a family bathroom. Externally, to the rear is an enclosed yard with a gate to a shared access road.

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

Charlotte Street, Rochdale, OL16 4TJ

Offers Over £170,000



- Spacious End Terraced Property
- Modern Fitted Kitchen
- Close to Local Amenities
- EPC Rating D
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Bathroom
- Enclosed Yard to Rear
- Council Tax Band A

Ground Floor

Entrance Hall

15'5 x 3'2 (4.70m x 0.97m)

UPVC front door, central heating radiator, coving to ceiling, laminate flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed window, central heating radiator, television point and wall mounted electric fire.

Kitchen/Dining Area

15'4 x 13'7 (4.67m x 4.14m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, spotlights, laminate flooring and door to utility.

Utility

6'11 x 6'6 (2.11m x 1.98m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, plumbing for washing machine and dryer, laminate flooring and door to rear.

First Floor

Landing

Doors leading to three bedrooms and bathroom.

Bedroom One

12'4 x 9'11 (3.76m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'7 x 6'6 (3.23m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

12'9 x 5'3 (3.89m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with traditional taps and overhead electric feed shower, part tiled elevations and tiled flooring.

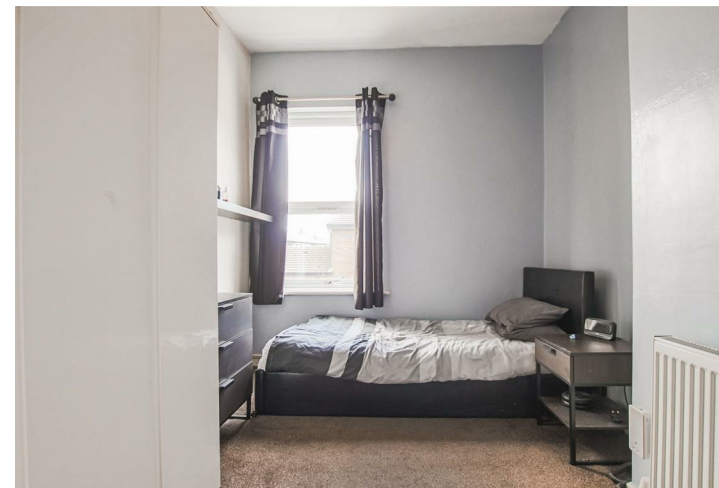
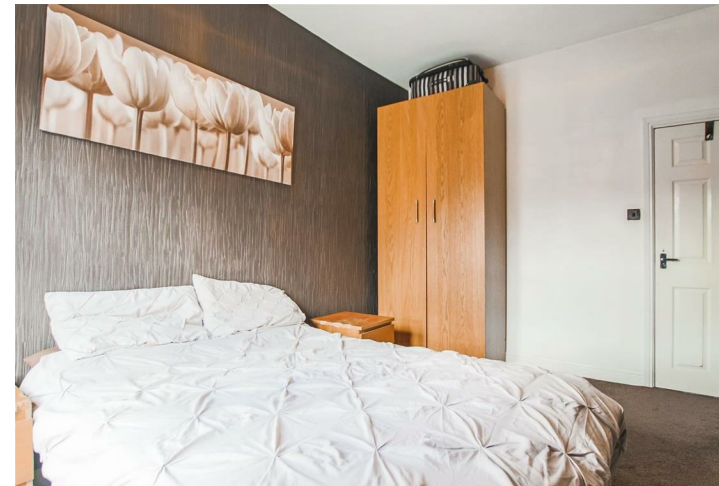
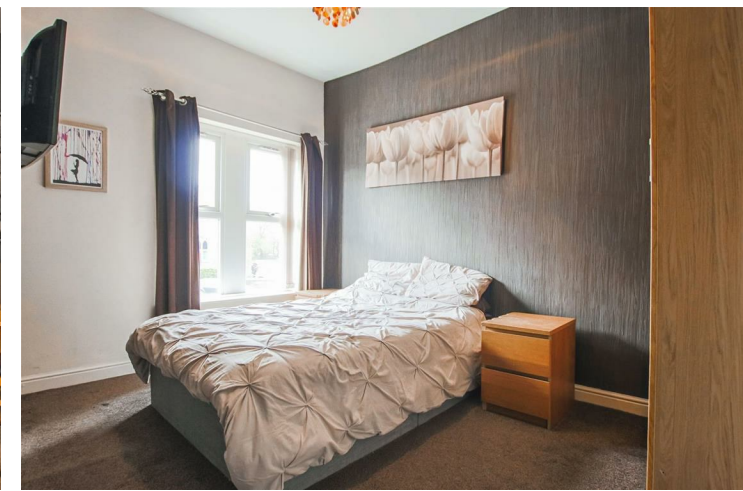
Exterior

Rear

Enclosed yard.

Cellar

15'4 x 15'2 (4.67m x 4.62m)



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