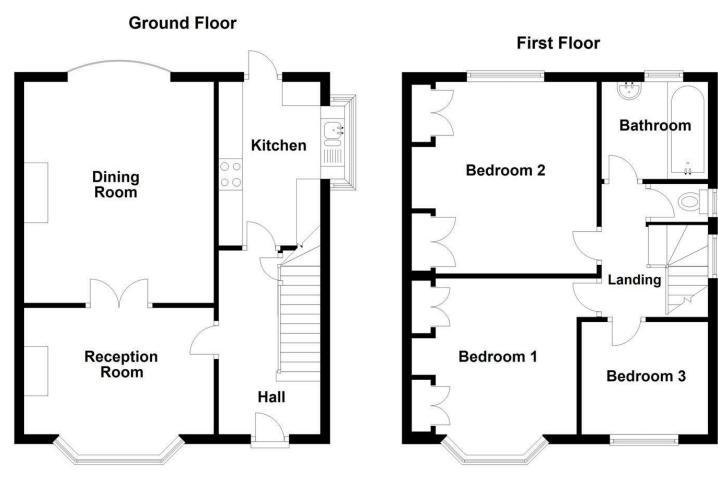
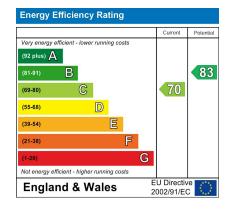


Sales & Lettings



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions Plan produced using PlanUp.



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.





Weston Avenue, Rochdale, OL16 4TS £240,000

Welcome to Weston Avenue, Rochdale - a charming corner plot house that is sure to make a great family home. This property boasts a spacious driveway, perfect for parking multiple vehicles with ease. This home is ideal for a small/growing family looking for their long term base ready to move straight into.

Comprising briefly, to the ground floor; Step inside to discover a hallway which leads to a newly fitted kitchen and the main reception room as well as stairs to the first floor. The kitchen has a door leading to the rear. To the first floor is a landing to three bedrooms and a family bathroom with separate toilet. Externally to the rear is a laid to lawn garden with a driveway. To the front is an enclosed garden with a pathway to the entrance doorway.

For further information or to arrange a viewing please contact lour 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

Weston Avenue, Rochdale, OL16 4TS £240,000













Neutral Decoration Throughout

- Well Presented Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
 - Tenure Leasehold

- Two Piece Bathroom and WC
- Wraparound Gardens
- Council Tax Band C

Ground Floor

Entrance Hall

12'8 x 6'11 (3.86m x 2.11m)

UPVC double glazed frosted front door, central heating radiator, original wood flooring, doors leading to reception room, kitchen and

Reception Room

13 x 11'2 (3.96m x 3.40m)

UPVC double glazed bay window, central heating radiator, log burning stove with tiled surround and double doors to dining room.

Dining Room

13'8 x 13'8 (4.17m x 4.17m)

UPVC double glazed bow bay window, central heating radiator and

Kitchen

11'3 x 6'10 (3.43m x 2.08m)

UPVC double glazed box bay window, mix of wall and base units, laminate worktops, stainless sink one and a half bowl sink and drainer with mixer tap, integrated high rise oven and microwave, five ring gas hob and extractor hood, laminate splashback, integrated fridge freezer, tiled flooring and UPVC stable door to rear.

First Floor

Landing

UPVC double glazed window, doors leading to three bedrooms, bathroom and WC.

Bedroom One

13'5 x 12'8 (4.09m x 3.86m)

UPVC double glazed bay window, central heating radiator and fitted

Bedroom Two

 $13'2\ x\ 12'3\ \left(4.01m\ x\ 3.73m\ \right)$ UPVC double glazed window, central heating radiator and fitted

Bedroom Three

8 x 7'9 (2.44m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 6'8 (2.08m x 2.03m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, overhead direct feed shower and rinse head, vanity top wash basin with mixer tap, fully tiled elevations, spotlights and tiled

3'11 x 2'7 (1.19m x 0.79m)

UPVC double glazed frosted window, dual flush WC, fully tiled elevations and spotlights.

Exterior



Enclosed wraparound garden with laid to lawn, mature shrubbery and off road parking.

Front

Laid to lawn garden and mature shrubbery.















