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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(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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## Tomlinson Street, Rochdale, OL11 3EW

### Offers Over £200,000

FOUR BEDROOM SEMI-DETACHED DORMER BUNGALOW

Welcome to this charming property located on Tomlinson Street in Rochdale! This neutrally decorated home boasts a spacious reception room, four bedrooms and two bathrooms. Being a complete blank canvas and offering ample space for comfortable living, this would make the perfect family home. Located in close proximity to amenities and major commuter routes, this property would be an ideal choice for those looking for convenience and accessibility.

Comprising briefly to the ground floor, entrance via the vestibule which leads into the reception room and kitchen. The kitchen has a door to the inner hallway and stairs to the first floor with a door to the rear. The inner hallway has doors to two bedrooms and a family bathroom. To the first floor is a landing to two bedrooms and a shower room. Externally, the property boasts a rear garden with paved patio and laid to lawn garden. To the front is an elevated laid to lawn garden with steps leading to the front entrance doorway.

For further information or to arrange a viewing please contact our Rochdale team at your earliest convenience. To preview properties coming to market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Tomlinson Street, Rochdale, OL11 3EW

## Offers Over £200,000



- Semi Detached Dormer Bungalow
- Modern Fitted Kitchen
- Gardens to Front and Rear
- EPC Rating C
- Four Bedrooms
- Spacious Reception Room
- Tenure Freehold
- Two Bathrooms
- Neutral Decoration Throughout
- Council Tax Band C

### Ground Floor

#### Entrance Hall

5'10 x 5'3 (1.78m x 1.60m )  
UPVC double glazed leaded front door, central heating radiator doors leading to reception room and kitchen.

#### Reception Room

16'6 x 10'8 (5.03m x 3.25m)  
UPVC double glazed window, central heating radiator and television point.

#### Kitchen

13'11 x 13'1 (4.24m x 3.99m )  
Two UPVC double glazed windows, central heating radiator, mix of wall and base units with laminate worktops, composite sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, space for dryer and fridge freezer, door to inner hall, stairs to first floor and UPVC double glazed frosted door to side elevation.

#### Inner Hallway

Doors leading to two bedrooms and bathroom.

#### Bedroom One

10'7 x 10'3 (3.23m x 3.12m )  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'11 x 6'10 (3.33m x 2.08m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

7'11 x 5'3 (2.41m x 1.60m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, part tiled elevations and tiled flooring.

### First Floor

#### Landing

Doors leading to bedroom three, bedroom four and shower room.

#### Bedroom Three

14'1 x 11'8 (4.29m x 3.56m)  
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Four

12'1 x 11'9 (3.68m x 3.58m)  
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Shower Room

6'4 x 4'11 (1.93m x 1.50m)  
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, double electric feed shower enclosed, low base WC, part tiled elevations and tiled flooring.

### Exterior

#### Rear

Enclosed garden with laid to lawn and paved patio.

#### Front

Elevated laid to lawn garden.

