

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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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 | |

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

Elmsfield Avenue, Rochdale, OL11 5XW

£230,000

SINGLE STOREY LIVING AT ITS FINEST

Welcome to Elmsfield Avenue, Rochdale - a charming bungalow that offers single-storey living at its finest. This semi-detached property boasts a private plot with a spacious two-car drive, making parking a breeze.

As you step inside, you'll be greeted by a bright and spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over.

The property features a well-maintained bathroom, ensuring convenience for all residents. Its easy access to amenities and public transport makes daily errands a walk in the park.

Don't miss out on the opportunity to own this lovely bungalow in a sought-after location. Book a viewing with our Rochdale office today and envision the potential this property holds.

Elmsfield Avenue, Rochdale, OL11 5XW

£230,000



- Semi Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Vestibule

5'5 x 3'11 (1.65m x 1.19m)

UPVC entrance door, central heating radiator and door to reception room and storage.

Reception Room

14' x 11' (4.27m x 3.35m)

UPVC double glazed window, central heating radiator, coving, wall mounted gas fire and doors to kitchen and hall.

Kitchen

10'9 x 7'2 (3.28m x 2.18m)

UPVC double glazed window, wood wall and base units, laminate worktops, single oven, four burner gas hob, extractor fan, tiled splash back, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbed for washing machine, vinyl flooring and composite door to side.

Hall

6'10 x 2'7 (2.08m x 0.79m)

Loft access and doors to two bedrooms and shower room.

Bedroom One

14'3 x 9'5 (4.34m x 2.87m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9' x 8'11 (2.74m x 2.72m)

UPVC double glazed window, central heating radiator and composite door to rear.

Shower Room

6'4 x 5'10 (1.93m x 1.78m)

UPVC double glazed frosted window, spotlights, central heated towel rail, dual flush WC, electric shower, wall mounted wash basin, extractor fan, tiled elevation and laminate flooring.

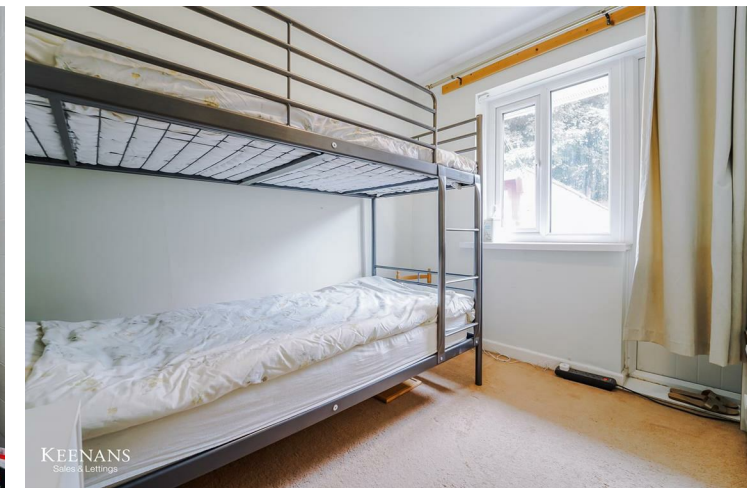
External

Front

Laid to lawn and paved drive leading to garage.

Rear

Enclosed laid to lawn and access to garage.



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