



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			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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Edenfield Road, Rochdale, OL11 5AG

£210,000

SPACIOUS FAMILY HOME

Welcome to this charming semi-detached house located on Edenfield Road in Rochdale. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within this lovely home.

The modern decor and appliances throughout the house give it a fresh and inviting feel, making it easy for you to move in and start enjoying your new abode right away. The property also features a bathroom to cater to your daily needs.

Conveniently situated close to local amenities, you'll have everything you need just a stone's throw away. Whether it's shopping, dining, or recreational activities, you'll find it all within easy reach.

For more information or to arrange a viewing, please contact our Rochdale team.

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Edenfield Road, Rochdale, OL11 5AG

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- Semi Detached Property
- Fitted Kitchen With Separate Utility Room
- On Street Parking
- EPC Rating: D
- Four Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: C

Ground Floor

Entrance Vestibule

4'10 x 3'10 (1.47m x 1.17m)

UPVC entrance door, cornice coving, tiled flooring and door to hall.

Hall

13'8 x 3'10 (4.17m x 1.17m)

Central heating radiator, corbels, cornice coving, stairs to first floor and doors to two reception rooms.

Reception Room One

17'9 x 12' (5.41m x 3.66m)

UPVC double glazed bow bay window, central heating radiator, cornice coving, gas fire with stone surround and wooden mantel and laminate flooring.

Reception Room Two

14'3 x 11'8 (4.34m x 3.56m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, feature fire with stone surround and wooden mantel, laminate flooring, doors to storage and kitchen.

Kitchen

10'7 x 8' (3.23m x 2.44m)

UPVC double glazed window, central heating radiator, wood wall and base units, laminate worktops, integrated oven with four burner gas hob and extractor hood, tiled splashback, stainless steel sink with draining board and mixer tap, space for fridge freezer, tiled flooring and open to utility room.

Utility Room

8'1 x 7' (2.46m x 2.13m)

Central heating radiator, laminate worktops, plumbing for washing machine, extractor fan, tiled and laminate flooring and UPVC door to rear.

First Floor

Landing

24' x 4' (7.32m x 1.22m)

Doors to four bedrooms and bathroom.

Bedroom One

15'2 x 9'7 (4.62m x 2.92m)

UPVC double glazed window, central heating radiator, coving and picture rail.

Bedroom Two

14' x 10'6 (4.27m x 3.20m)

UPVC double glazed window, central heating radiator, coving and picture rail.

Bedroom Three

12'1 x 7'7 (3.68m x 2.31m)

UPVC double glazed window, central heating radiator, coving and picture rail.

Bedroom Four

10'4 x 5'1 (3.15m x 1.55m)

UPVC double glazed window, central heating radiator, coving and picture rail.

Bathroom

7'8 x 6' (2.34m x 1.83m)

UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, pedestal wash basin, panel bath with rinse head over, extractor fan, part tiled elevations and tiled flooring.

External

Rear

Enclosed paved yard.

Front

Paved courtyard.

