

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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Sandy Lane, Rochdale, OL11 5BB

### Offers Over £200,000

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME

Welcome to this charming three bedroom semi-detached home located in the sought-after area of Sandy Lane, Rochdale. Just a stone's throw away from Denehurst Park, there are scenic walks right on your doorstep.

As you step inside into the hallway, you are greeted by a stunning modern fitted dining kitchen that leads out to the garden and a spacious, yet cosy reception room - perfect for entertaining guests or simply relaxing with your family. Also benefiting from a downstairs WC/utility room. With three well-appointed bedrooms to the first floor there is plenty of room for a growing family or for those in need of a home office or guest room. The property also features a modern three piece bathroom to cater to your daily needs.

Outside, you'll find ample space to enjoy the fresh air, whether it's for gardening, hosting summer barbecues, or simply soaking up the sun.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and envision the possibilities that this property has to offer. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents.

# Sandy Lane, Rochdale, OL11 5BB

## Offers Over £200,000

 3  1  1  D

- Beautifully Presented Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Bathroom
- Spacious Rear Garden
- Council Tax Rating C

### Ground Floor

#### Entrance

UPVC door to hallway.

#### Hallway

15'10 x 5'6 (4.83m x 1.68m)

Central heated radiator, spotlights, coving, wood effect flooring, stairs to the first floor, door to reception room and open access to the kitchen.

#### Reception Room

12'9 x 11'4 (3.89m x 3.45m)

UPVC double glazed bay window, central heated radiator, coving, gas fire with decorative surround, television point and wood effect flooring.

#### Kitchen

17'3 x 10'6 (5.26m x 3.20m)

UPVC double glazed French doors to the rear, central heated radiator, range of wall and base units with laminate worktops, integrated double oven with four ring electric hob and extractor fan, stainless steel sink with mixer tap and draining board, integrated dishwasher and fridge freezer, spotlights, wood effect flooring, electric fire and door to WC/utility.

#### Utility/WC

5' x 5' (1.52m x 1.52m)

UPVC double glazed window, dual flush WC, pedestal wash basin with mixer tap, plumbing for washing machine, space for dryer, fully tiled elevations, spotlights and tiled flooring.

### First Floor

#### Landing

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

12'5 x 10'2 (3.78m x 3.10m)

UPVC double glazed bay window and central heated radiator.

#### Bedroom Two

9'6 x 9'3 (2.90m x 2.82m)

UPVC double glazed window and central heated radiator.

#### Bedroom Three

9'7 x 6'10 (2.92m x 2.08m)

UPVC double glazed window and central heated radiator.

#### Bathroom

7'7 x 5'5 (2.31m x 1.65m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash with mixer taps, panelled bath with traditional taps and overhead direct feed shower, spotlights, fully tiled elevations and tiled flooring.

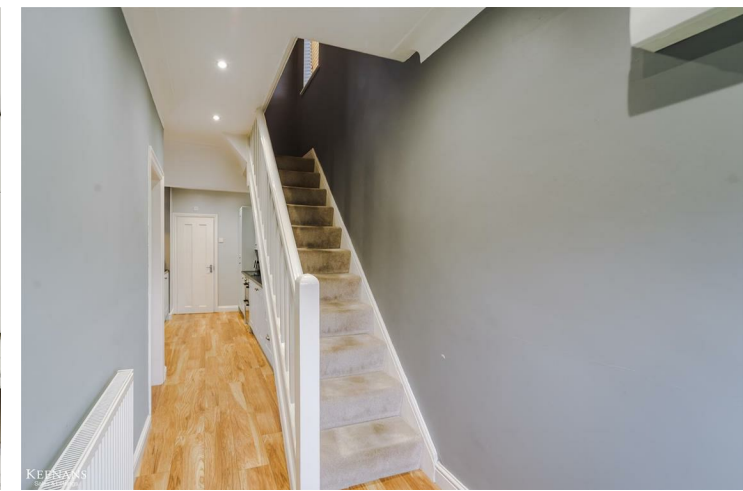
### External

### Rear

Enclosed yard with patio and slate chippings.

### Front

Off road parking.



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