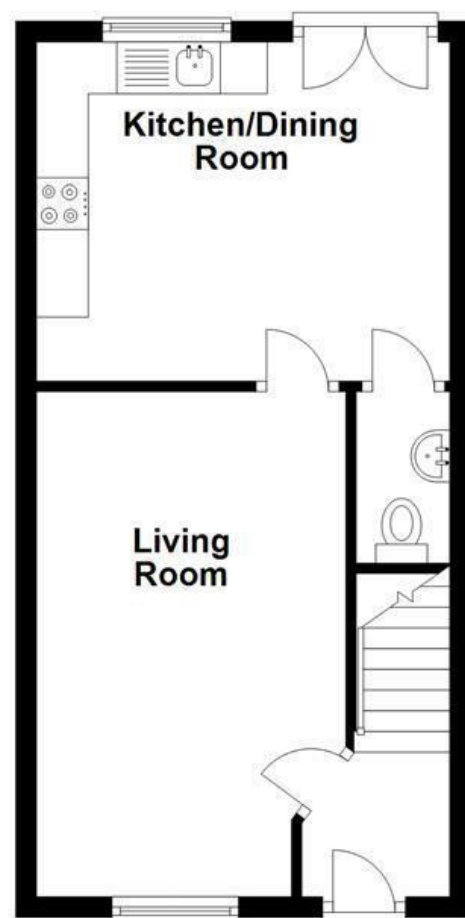
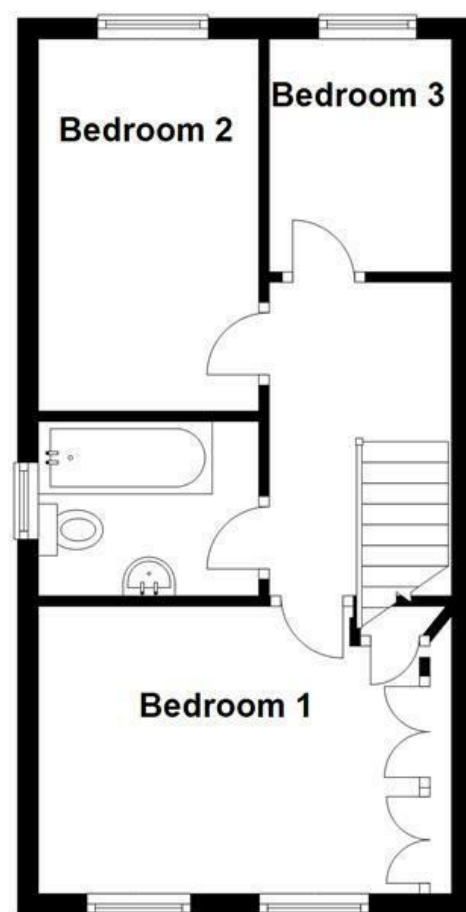


**Ground Floor**  
Approx. 354.3 sq. feet



**First Floor**  
Approx. 354.3 sq. feet



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	
	Potential
Very energy efficient - lower running costs	97
(92 plus) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.

## Beaconsfield Road, Rochdale, OL11 2WE

### £200,000

A NEWLY BUILT THREE BEDROOM HOME ON A QUIET ESTATE IN ROCHDALE

Keenans are proud to present to the market this modern and spacious three bedroom property in Rochdale. Located within close distance to the town centre where there are shops and eateries, well-regarded schools, local amenities and located on a newly built estate. This is the perfect property for a first time buyer, single occupancy or small family looking to find a property to make into their own.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway which has stairs leading to the first floor and a door providing access to the living room. The bright living room has a door providing access to the dining kitchen. The kitchen is fitted with high gloss wall and base units, is open to the dining area and has doors provisioning access to the downstairs WC and rear garden. To the first floor there is a landing with doors leading to three bedrooms and a three piece bathroom suite. Externally, to the rear of the property there is an enclosed garden. To the front of the property there is a driveway for off road parking.

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and



# Beaconsfield Road, Rochdale, OL11 2WE

£200,000



- Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rated: B
- Three Bedrooms
- Three Piece Bathroom
- Freehold Property
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

Off road parking.

### Hall

6'09 x 5'03 (2.06m x 1.60m )

UPVC double glazed entrance door, central heating radiator, stairs to the first floor and door to living room.

### Living Room

16'01 x 10'09 (4.90m x 3.28m )

Two UPVC double glazed windows, central heating radiator, TV point, doors to kitchen/dining room and under-stairs storage.

### Kitchen/Dining Room

13'01 x 10'09 (3.99m x 3.28m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate worktops, stainless steel sink with draining board and mixer taps, oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled splashback, laminate flooring, door to WC, open to dining area and UPVC double glazed French doors to rear.

### WC

5'04 x 3'01 (1.63m x 0.94m )

Central heating radiator, dual flush WC, wall mounted wash basin, extractor fan and laminate flooring.

## First Floor

### Landing

9'04 x 6'00 (2.84m x 1.83m )

Central heating radiator, smoke alarm, loft access, doors to three bedrooms and family bathroom.

### Bedroom One

13'06 x 8'02 (4.11m x 2.49m )

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Two

11'09 x 7'01 (3.58m x 2.16m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'10 x 6'01 (2.69m x 1.85m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'04 x 5'11 (2.24m x 1.80m )

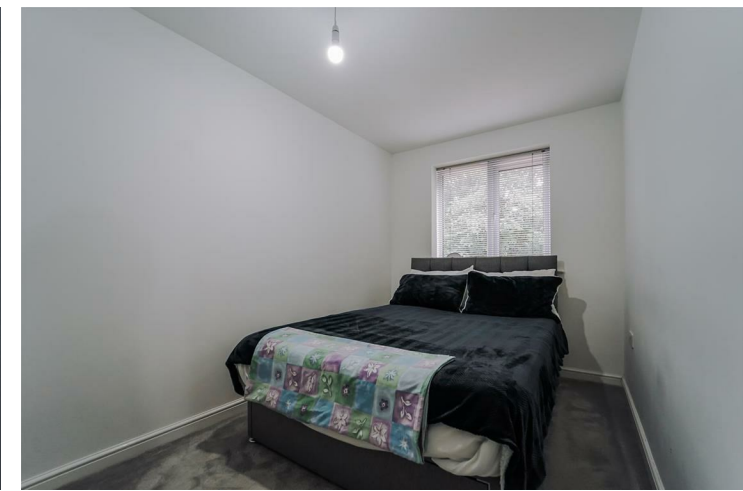
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath direct feed shower over, extractor fan, part tiled elevations and laminate flooring.

## Externally

### Rear

Enclosed garden.

### Front



Tel: 01706396140

www.keenans-estateagents.co.uk