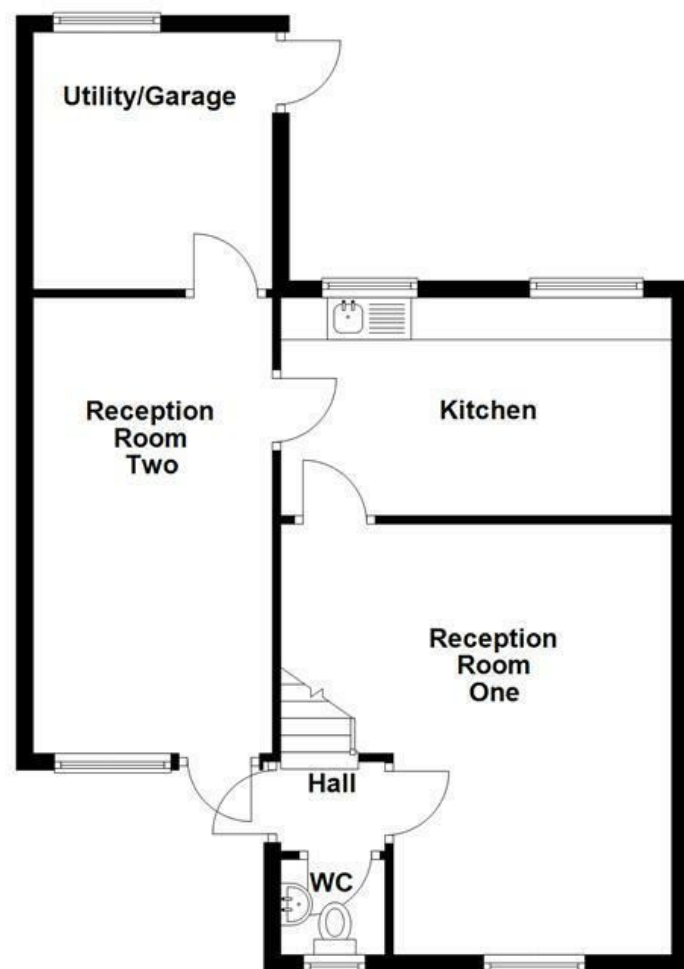
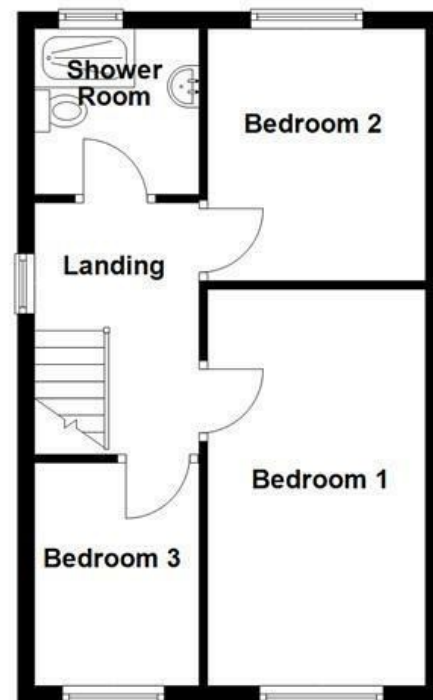


Ground Floor



First Floor



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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Calliards Road, Rochdale, OL16 2SR

£210,000

SPACIOUS FAMILY HOME NOT TO BE MISSED

Nestled on the charming Calliards Road of Rochdale, this delightful 3-bedroom house is the epitome of a spacious family home. Boasting endless potential, this property offers a garage conversion that provides added space for your convenience.

As you arrive, you'll be greeted by a spacious driveway, ensuring parking is never an issue. The generous garden at the rear of the property is perfect for outdoor gatherings or simply unwinding in the fresh air.

Conveniently located, this home provides easy access to local amenities, making daily errands a breeze. Whether you're looking to relax in your new abode or entertain guests in style, this property offers the perfect canvas for you to create your dream living space.

Ideally situated close to local amenities, this home offers the perfect blend of comfort and practicality. Whether you're looking to run errands, enjoy a leisurely stroll in the neighbourhood, or simply relax in the comfort of your own home, this property has it all. The property is chain free.

Contact our Rochdale branch to arrange a viewing and start your journey today!

Calliards Road, Rochdale, OL16 2SR

£210,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Drive
- Link Detached Property
- Three Bedrooms
- Fitted Kitchen And Three Piece Shower Room
- Ideal Family Home
- Enclosed Ample Sized Rear Garden
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to enter.

Hall

3'6 x 3'1 (1.07m x 0.94m)

Doors to reception room one, WC and stairs to first floor.

WC

4'1 x 3'9 (1.24m x 1.14m)

UPVC double glazed frosted window, low bowl WC, pedestal wash basin and coving.

Reception Room One

16'10 x 11'9 (5.13m x 3.58m)

UPVC double glazed window, central heating radiator, coving and door to kitchen.

Kitchen

15'4 x 8'6 (4.67m x 2.59m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work tops, free standing oven, stainless steel sink and drainer with traditional taps, plumbed for washing machine, space for fridge freezer, coving and door to reception room two.

Reception Room Two

13' x 8'3 (3.96m x 2.51m)

UPVC double glazed window, central heating radiator, UPVC double glazed door to front and door to utility.

Utility/Garage

10'1 x 9'4 (3.07m x 2.84m)

UPVC double glazed window, door to rear, plumbed for washing machine and access to boiler.

First Floor

Landing

8'9 x 5'4 (2.67m x 1.63m)

Coving, UPVC double glazed window, doors to three bedrooms and shower room.

Bedroom One

13'9 x 10'1 (4.19m x 3.07m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

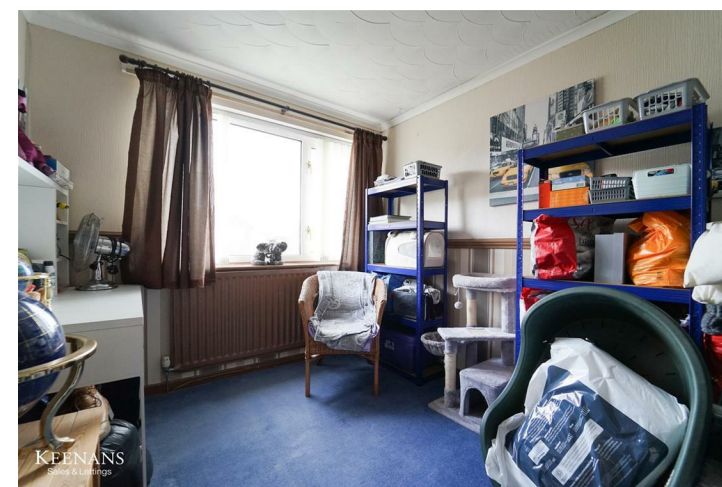
11'2 x 9'11 (3.40m x 3.02m)

UPVC double glazed window, central heating radiator, loft access (which is boarded with light and power), coving.

Bedroom Three

10'8 x 6'5 (3.25m x 1.96m)

UPVC double glazed window, central heating radiator and coving.



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