



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			91
(81-91) B			
(69-80) C		69	
(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	

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## Edenfield Road, Rochdale, OL11 5TA

### £190,000

SPACIOUS HOME BURSTING WITH CHARM

Welcome to this charming property located on Edenfield Road in Rochdale! This delightful house boasts a spacious and bright interior, perfect for those seeking a cosy yet airy home. With one reception room, two bedrooms, and a four piece bathroom suite, this property is ideal for individuals or couples looking for a comfortable living space.

One of the standout features of this home is the handy cellar space, providing ample storage or potential for a workshop or hobby area. The modern decor and appliances add a touch of elegance to the property, making it move-in ready for its new owners.

Situated out of town, this residence offers a peaceful retreat from the hustle and bustle, allowing residents to enjoy a quieter lifestyle. With popular walks nearby. In the borough of Rochdale lies Greenbooth Reservoir providing marvelous views out towards Manchester, Yorkshire and the surrounding countryside, the area is home to four reservoirs in total which can all easily be accessed via the Greenbooth Circular Trail. Additionally, the property boasts great views, providing a picturesque backdrop for everyday living.

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

# Edenfield Road, Rochdale, OL11 5TA

£190,000



- Tenure Freehold
- On Street Parking
- Two Spacious Cellar Rooms
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Mid terraced Property
- Viewing Essential
- EPC Rating C
- Four Piece Bathroom suite
- Enclosed Rear Patio With Shed And Rear Access

## Ground Floor

### Entrance

Wooden door to vestibule.

### Vestibule

3'5 x 2'11 (1.04m x 0.89m)

Hard wood door with leaded stained glass to reception room.

### Reception Room

14' x 13'11 (4.27m x 4.24m)

UPVC double glazed leaded window, central heating radiator, stone fireplace with stone mantle and surround with multi fuel fire, picture rail, television point and door to kitchen/dining area.

### Kitchen/Dining Area

14' x 12'9 (4.27m x 3.89m)

UPVC double glazed window, central heating radiator, hard wood wall and base units, wood effect work tops, double fan electric oven with five ring gas hob, tiled splash backs, extractor hood, composite one and a half sink and drainer with mixer tap, integrated fridge, freezer, integrated washing machine and dishwasher, tiled floor, UPVC double glazed stable door to the rear, stairs to first floor and stairs leading to the cellar.

### Cellar One

14'1 x 9' (4.29m x 2.74m)

Power and lighting.

### Cellar Two

14' x 13'11 (4.27m x 4.24m)

Power and lighting.

## First Floor

### Landing

8'10 x 5'5 (2.69m x 1.65m)

Loft access with drop down ladders and boarded, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

13'5 x 11'4 (4.09m x 3.45m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

15' x 4'11 (4.57m x 1.50m)

UPVC double glazed window, central heating radiator, fire escape window and laminate flooring.

### Bathroom

9'2 x 11' (2.79m x 3.35m)

UPVC double glazed frosted window, central heating radiator, free standing bath, pedestal wash basin, dual flush WC, electric feed shower enclosure, tiled elevation and tiled floor.

## External

### Rear

Enclosed paved patio with shed and access to rear.



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