

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		64	76
(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.

Clement Royds Street, Rochdale, OL12 6SG

£230,000

SPACIOUS FAMILY HOME NOT TO BE MISSED

Welcome to this charming family home located on Clement Royds Street in Rochdale. This delightful house offers a spacious and bright interior, perfect for a growing family looking for a comfortable living space.

As you step inside, you'll be greeted by large rooms that are filled with natural light, creating a warm and inviting atmosphere throughout the house. The modern decor and appliances add a touch of elegance to the property, making it a stylish and contemporary space to call home.

One of the highlights of this property is the spacious garden and front drive, providing ample outdoor space for children to play or for hosting gatherings with friends and family. Imagine enjoying a cup of tea in the garden on a sunny afternoon or having a barbecue on the front drive during the summer months.

Located in Rochdale, this home offers easy access to local amenities, ensuring that you have everything you need right at your doorstep. Whether it's shopping, dining, or recreational activities, you'll find it all within a short distance from this lovely property.

Don't miss out on the opportunity to make this house your new home. Book a viewing with our Rochdale today and experience the comfort and convenience that this property has to offer.

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£230,000



- Semi Detached Property
- Recently Fitted Modern Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Family Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

8'3 x 7'2 (2.51m x 2.18m)

UPVC entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, dado rail, laminate flooring, stairs to first floor, doors to two reception rooms and storage.

Reception Room One

13'3 x 10'5 (4.04m x 3.18m)

UPVC double glazed bow window, central heating radiator, dado rail, TV point, gas fire with marble surround and wooden mantel.

Reception Room Two

13' x 12'4 (3.96m x 3.76m)

UPVC double glazed window, central heating radiator, radiant fire with marble surround and wooden mantel and door to kitchen.

Kitchen

8'11 x 7'2 (2.72m x 2.18m)

UPVC double glazed window, range of high gloss wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, composite splashback, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, laminate flooring and door to conservatory.

Conservatory

11'2 x 6'2 (3.40m x 1.88m)

UPVC double glazed windows, central heating radiator, wood panelled elevations, laminate flooring and door to rear.

First Floor

Landing

9'11 x 5'7 (3.02m x 1.70m)

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

Bedroom One

12'5 x 11' (3.78m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'5 x 10'2 (3.18m x 3.10m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10' x 9' (3.05m x 2.74m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8' x 4'11 (2.44m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled with with direct feed shower overhead, tiled elevations and laminate flooring.

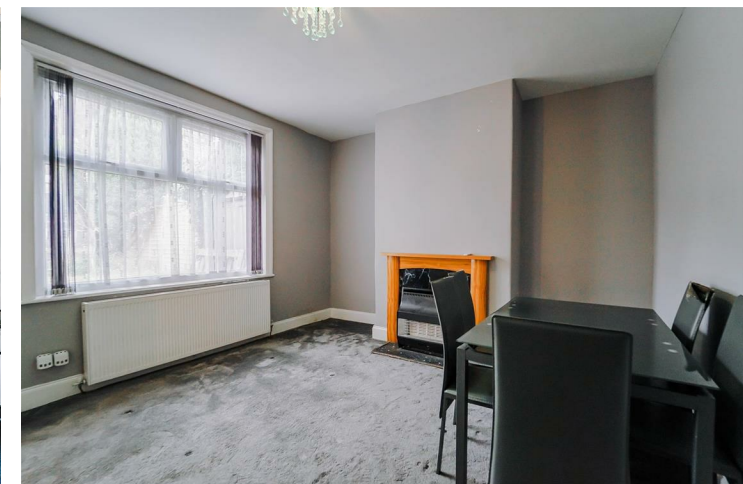
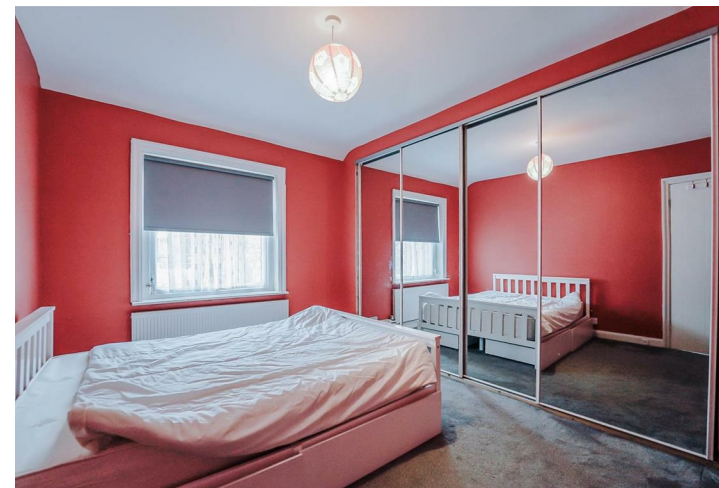
External

Rear

Laid to lawn garden and raised paved area.

Front

Tarmac drive.



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