

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		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.

Holborn Street, Rochdale, OL11 4QB

£175,000

SPACIOUS AND MODERN HOME ON ENVIABLE PLOT

Welcome to this charming semi-detached house located on Holborn Street in the lovely area of Rochdale. This property boasts a spacious family home with one reception room, three bedrooms, and a modern bathroom. The modern decor and appliances throughout the house add a touch of elegance and convenience to everyday living.

One of the highlights of this property is its large driveway, providing ample parking space for you and your guests. Situated off the main road, this home offers a peaceful retreat while still being easily accessible to local amenities, making daily errands a breeze.

Whether you're looking for a cosy family home or a peaceful sanctuary away from the hustle and bustle, this property on Holborn Street has something to offer for everyone. Don't miss out on the opportunity to make this house your new home sweet home.

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

Holborn Street, Rochdale, OL11 4QB

£175,000



- Semi Detached Property
- Three Bedroom
- Spacious Fitted Kitchen
- Three Piece Family Bathroom
- One Reception Room
- Enclosed Rear Low Maintenance Garden
- Off Road Parking
- Freehold
- Council Tax Band: A
- EPC Rating: D

Ground Floor

Hall

4'3 x 4' (1.30m x 1.22m)

UPVC entrance door, central heating radiator, stairs to first floor and door to reception room.

Reception Room

14'3 x 12'2 (4.34m x 3.71m)

UPVC double glazed bow window, central heating radiator, coving, log burner with wood mantle, laminate floor and door to kitchen.

Kitchen

17'2 x 8' (5.23m x 2.44m)

UPVC double glazed window, central heating radiator, range of white wall and base units, wood effect laminate worktop, integrated single oven, four ring electric hob, tiled splash back, composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring and UPVC door to rear.

First Floor

Landing

6'11 x 5'7 (2.11m x 1.70m)

UPVC double glazed window, central heating radiator, loft access, spotlights, and doors to three bedrooms and bathroom.

Bedroom One

12'2 x 9'8 (3.71m x 2.95m)

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

Bedroom Two

10'3 x 8'4 (3.12m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights and coving.

Bedroom Three

9' x 7'2 (2.74m x 2.18m)

UPVC double glazed window, central heating radiator, spotlights and coving.

Bathroom

6'11 x 5'3 (2.11m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped bath with mixer tap and direct feed shower and rinse head over, tiled elevation and tiled flooring.

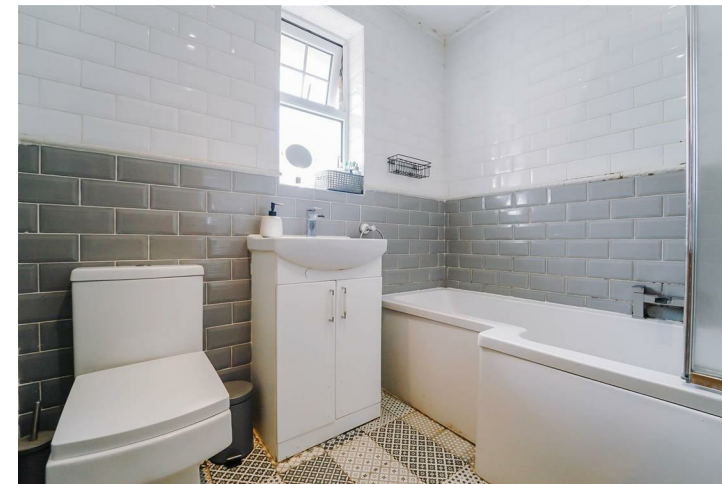
External

Front

Tiered paved garden, raised beds and stone chipped driveway.

Rear

Artificial lawn, decking and paved area.



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