

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			93
(81-91) B		80	
(69-80) C			
(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	

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.

Charlton Street, Rochdale, OL11 2SW

£210,000

MODERN PROPERTY WITH STUNNING VIEWS

Welcome to Charlton Street, Rochdale - a stunning property that offers the perfect blend of modern living and comfort. This delightful house boasts a contemporary design with sleek decor and state-of-the-art appliances, making it a dream home for those who appreciate the finer things in life.

With one reception room, three bedrooms, and three bathrooms, this property provides ample space for families or individuals looking for a comfortable and stylish living environment. The canal views from the window add a touch of tranquillity, creating a peaceful atmosphere that is hard to resist.

Situated on a private corner plot, this house offers both privacy and a sense of exclusivity. The spacious driveway is a convenient feature, providing plenty of parking space for residents and guests alike. Additionally, the easy access to local amenities ensures that you are never far from everything you need, making daily life a breeze.

Don't miss out on the opportunity to make this modern gem your new home. Book a viewing with our Rochdale office today and experience the charm and elegance that Charlton Street has to offer.

Charlton Street, Rochdale, OL11 2SW

£210,000



- Semi Detached Property
- Fitted Kitchen With Range of Appliances
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Spacious Reception Room
- Leasehold
- Main Bedroom With En Suite
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

8'9 x 7'7 (2.67m x 2.31m)

Composite entrance door, smoke detector, laminate flooring, stairs to first floor and doors to reception room, kitchen and WC.

Reception Room

15' x 14'7 (4.57m x 4.45m)

UPVC double glazed window, central heating radiator, TV point, storage and UPVC double glazed French doors to rear.

Kitchen

12'1 x 7'11 (3.68m x 2.41m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, integrated single oven, four ring electric hob, extractor hood, glass and tile splash back, stainless steel sink with draining board and mixer tap, integrated dishwasher, plumbing for washing machine, integrated fridge freezer and laminate floor.

WC

4'5 x 3'8 (1.35m x 1.12m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled splash back, storage and laminate flooring.

First Floor

Landing

12'1 x 6'3 (3.68m x 1.91m)

Loft access and doors to three bedrooms, bathroom and storage.

Bedroom One

11'10 x 8'1 (3.61m x 2.46m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

8'5 x 4'3 (2.57m x 1.30m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric shower, extractor fan, part tiled elevation and laminate floor.

Bedroom Two

10'1 x 8'6 (3.07m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

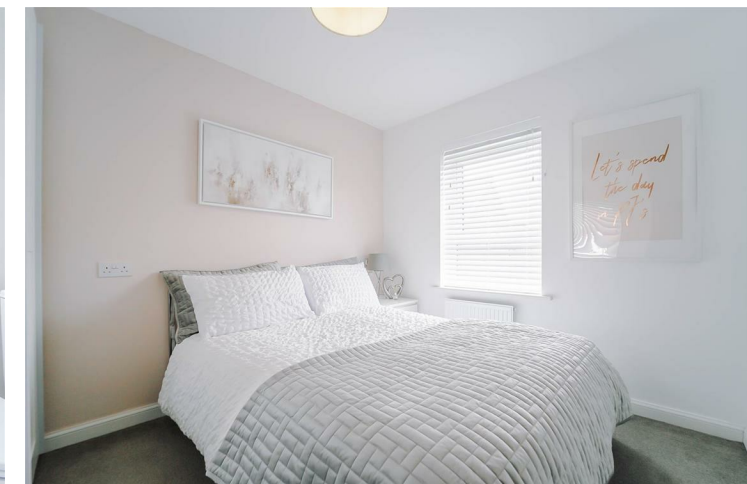
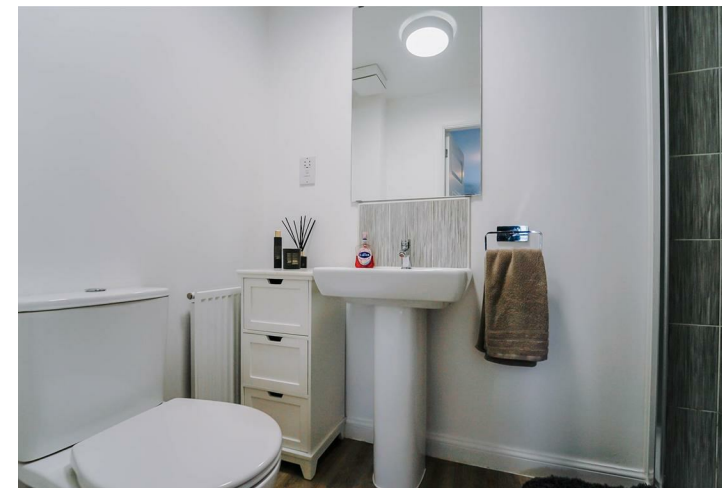
8'9 x 6'3 (2.67m x 1.91m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

6'2 x 5'3 (1.88m x 1.60m)

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



Tel: 01706396140

www.keenans-estateagents.co.uk