



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		57	
(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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Bury Road, Rochdale, OL11 4EE

£250,000

AN EXCEPTIONAL HOME

Having been presented and maintained to the highest standard throughout this unique three bedroom semi detached property is being proudly welcomed to the market. Situated in the sought after location of Bury Road in Rochdale, this delightful house offers a blend of character, comfort and modern elegance, with its stylish finish this property is the perfect family home, truly not to be missed!

As you step inside, you are greeted by a bright and spacious interior, which creates a warm and inviting atmosphere, perfect for both relaxing and entertaining. Conveniently located close to bus routes to Bury and Rochdale, local schools and amenities and only minutes away from the motorway network.

The house sits on a good size plot and is set back from the road, the enclosed front garden has stone paved patio with lawned area and mature shrubs. The sunny rear garden is quiet and secluded. The house and gardens provide a sense of tranquility and privacy. Don't miss out on the opportunity to make this beautiful house your home with a combination of stylish living, convenience and privacy in the heart of Rochdale.

For further information or to arrange a viewing please contact our Rochdale team at your earliest convenience.

Bury Road, Rochdale, OL11 4EE

£250,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Spacious Semi Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Three Bedrooms
- Envious Gardens To Front And Rear Of Property

Ground Floor

Entrance Porch

5'3 x 3' (1.60m x 0.91m)

Door with leaded glass, UPVC double glazed window, open access to kitchen, door to pantry and slate floor.

Pantry

4'8 x 2'10 (1.42m x 0.86m)

Walk in pantry, space for appliances and slate floor.

Kitchen

14'6 x 9'5 (4.42m x 2.87m)

UPVC double glazed window, range of wall and base units, granite worktops, under unit lighting, freestanding three door Smeg range cooker, tiled splash back and extractor fan, one and a half sink and drainer with mixer tap, space for fridge freezer, integrated washing machine, slate floor and door to reception room.

Reception Room

14'6 x 14'6 (4.42m x 4.42m)

Two UPVC double glazed windows with shutters, cast iron reproduction central heating radiator, cornice coving, picture rail, gas fire with stone mantle and surround, television point, stairs to first floor, original floorboards and hard wood double glazed French doors to conservatory.

Conservatory

12'10 x 8'9 (3.91m x 2.67m)

UPVC double glazed windows, polycarbonate roof, UPVC double glazed patio doors to rear garden and tiled floor.

First Floor

Landing

14'6 x 5'8 (4.42m x 1.73m)

UPVC double glazed arch window with shutters, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'5 x 9'2 (4.09m x 2.79m)

UPVC double glazed window, central heating radiator, coving and loft access.

Bedroom Two

13'9 x 8'7 (4.19m x 2.62m)

UPVC double glazed sash window, central heating radiator, picture rail and laminate flooring.

Bedroom Three

9'6 x 8'6 (2.90m x 2.59m)

UPVC double glazed sash window, central heating radiator, coving and hard wood floor.

Bathroom

9'4 x 5'1 (2.84m x 1.55m)

UPVC double glazed frosted window, central heating radiator with towel rail, WC, pedestal wash basin, rolltop claw foot freestanding

bath with rinse head, overhead direct feed rainfall shower, dado rail, part wood panelled elevation, part tiled elevation and hard wood flooring.

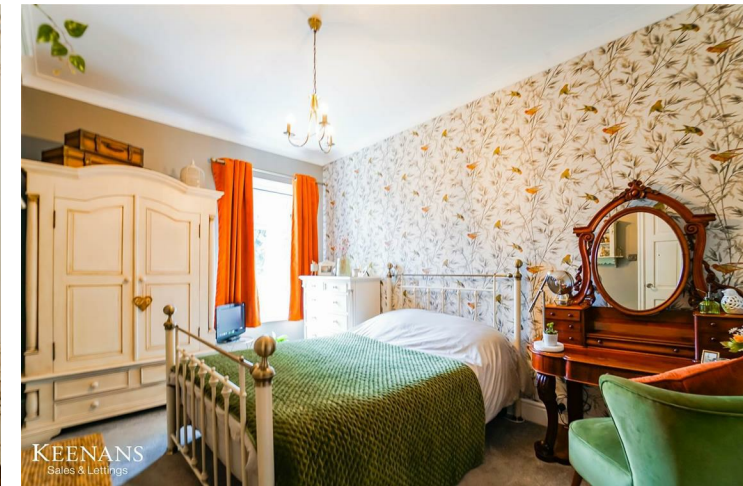
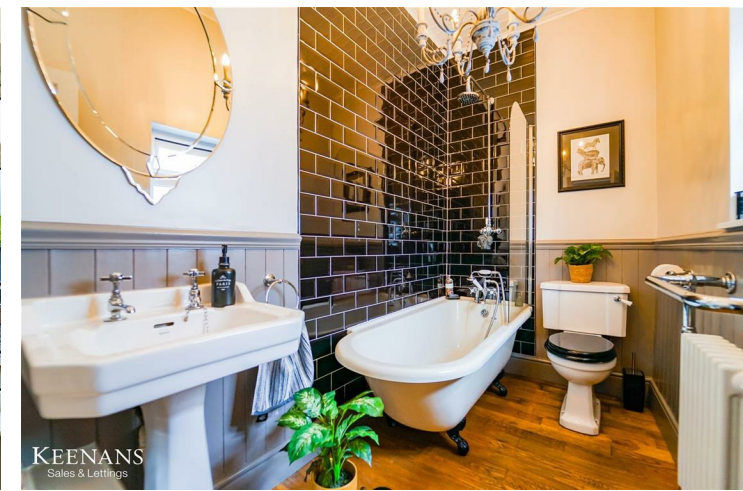
External

Rear

Tiered paved patio, stone chipped bedding areas and decked seating areas with timber shed.

Front

Paved patio, artificial grass and raised bedding areas.



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