



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		60	80
(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.

Stonehill Crescent, Rochdale, OL12 7JW

£230,000

AN OUTSTANDING FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Rochdale on a popular estate. With an open plan kitchen diner, detached garage and fantastic gardens, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links. A complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to an open plan kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units and integrated appliances and leads openly on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a laid to lawn garden with stone chipping and off road parking with access to the detached garage.

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

Stonehill Crescent, Rochdale, OL12 7JW

£230,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- Off Road Parking
- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Family Home With Viewing Essential
- Enclosed Rear Garden Space
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance porch.

Porch

3'2 x 2'11 (0.97m x 0.89m)

UPVC double glazed frosted window, storage cupboard, hardwood single glazed door to the reception room.

Reception Room

16'2 x 14'4 (4.93m x 4.37m)

UPVC double glazed window, central heating radiator, gas fire, television point, hardwood single glazed door to the kitchen/dining area, staircase to the first floor.

Kitchen/Dining Area

16'6 x 9'2 (5.03m x 2.79m)

UPVC double glazed window, plinth heater, a range of wood effect wall and base units, granite effect surface, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric Hotpoint double oven with a four ring gas hob and extractor hood, integrated Hotpoint microwave, fridge freezer and dishwasher, storage cupboard, granite effect vinyl flooring, open to the conservatory.

Conservatory

9'3 x 5' (2.82m x 1.52m)

UPVC double glazed windows, UPVC double glazed frosted windows, central heating radiator, polycarbonate roof, granite effect vinyl flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

9'9 x 6'9 (2.97m x 2.06m)

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

Bedroom One

11'1 x 9'9 (3.38m x 2.97m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard.

Bedroom Two

9'5 x 9'5 (2.87m x 2.87m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard.

Bedroom Three

8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed window, central heating radiator.

Bathroom

6'9 x 5'7 (2.06m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with a direct feed shower and mixer tap, tiled elevations, spotlights, PVC panelling to the ceiling, extractor fan, tiled flooring.

External

Front

Laid to lawn garden with a driveway and access to the detached garage.

Rear

Laid to lawn garden with York stone paving, stone chippings and bedding areas.



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