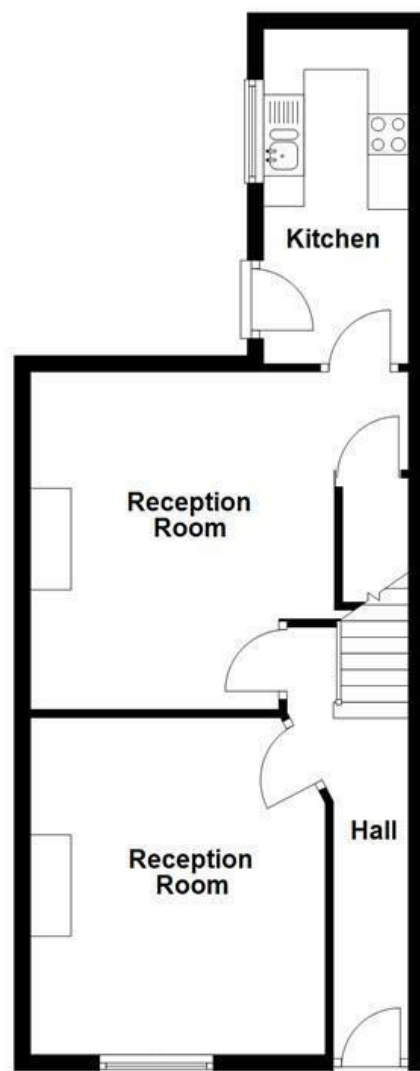
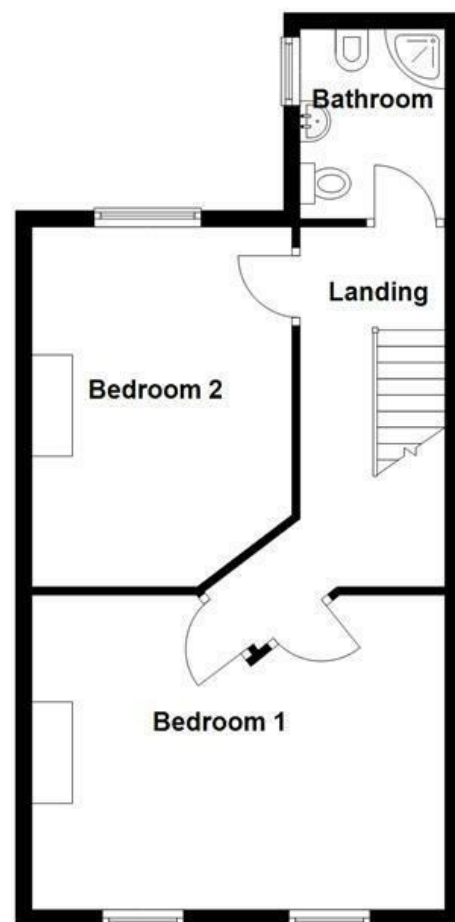


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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.

## Edenfield Road, Rochdale, OL11 5AA

### £160,000

GREAT POTENTIAL FOR NEW BUYERS

Nestled on Edenfield Road in Rochdale, this charming property offers a spacious and inviting home for those seeking comfort and tranquillity. Tucked away from the main road, the property provides a peaceful retreat with a picturesque view of a serene church from the front.

The house originally was three bedrooms. The front two bedrooms having been converted into one large bedroom by removing the partition wall. The property could easily be returned back to three bedrooms or even install an en-suite.

Conveniently located near local amenities, this residence is not only a delightful living space but also a promising investment opportunity for those looking to venture into the property market. Whether you're an experienced investor or a first-time buyer embarking on a new project, this property caters to a variety of needs and aspirations.

Don't miss the chance to make this house your own and enjoy the best of both worlds - a peaceful setting with easy access to all the necessities of daily life.

# Edenfield Road, Rochdale, OL11 5AA

£160,000



- Terraced Property
- Fitted Kitchen
- Off Road Parking To Rear
- EPC Rating: D
- Two Bedrooms - Could Change Back To Three
- Four Piece Family Shower Room
- Freehold
- Two Reception Rooms
- Front And Rear Gardens
- Council Tax Band: B

## Ground Floor

### Hall

12'10 x 4'10 (3.91m x 1.47m)

UPVC entrance door, central heating radiator, stairs to first floor and doors to two reception rooms.

### Reception Room One

13'8 x 10'8 (4.17m x 3.25m)

UPVC double glazed window, central heating radiator, coving, gas fire in marble surround and TV point.

### Reception Room Two

13'1 x 10'1 (3.99m x 3.07m)

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

### Kitchen

13'7 x 5'10 (4.14m x 1.78m)

UPVC double glazed window, central heating radiator, range of white wall and base units, laminate worktops, integrated single oven, four ring electric hob, extractor hood, tiled splash back, one and half bowl composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, part tiled elevations, vinyl floor and UPVC double glazed door to rear.

## First Floor

### Landing

13'3 x 5'6 (4.04m x 1.68m)

Loft access and doors to two bedrooms and bathroom.

### Bedroom One

16'9 x 12'9 (5.11m x 3.89m)

Two UPVC double glazed windows, central heating radiator and picture rail.

### Bedroom Two

13'5 x 10'4 (4.09m x 3.15m)

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

### Shower Room

7'8 x 5'8 (2.34m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, bidet, vanity top wash basin with mixer tap, direct feed shower in corner enclosure, tiled elevations and tiled floor.

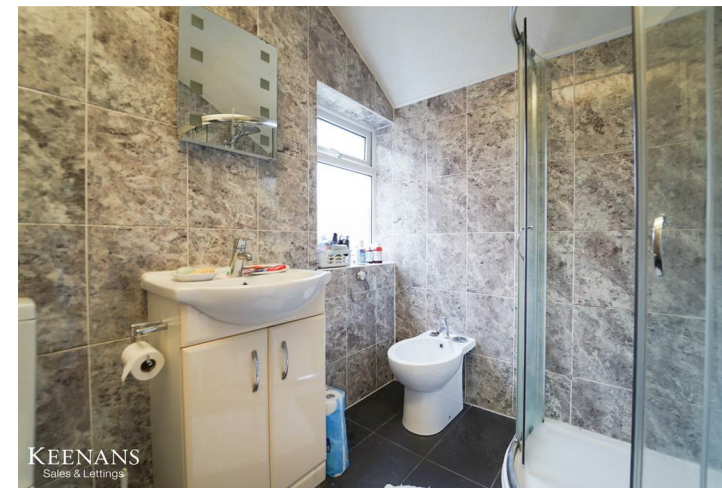
## External

### Front

Laid to lawn, paved path, mature trees and hedges.

### Rear

Laid to lawn, mature shrubs and gravel area for off road parking.



Tel: 01706396140

www.keenans-estateagents.co.uk