




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	86
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tern Close, Rochdale, OL11 5QU

Offers In The Region Of £400,000

DETACHED FAMILY HOME SITUATED ON AN EXTENSIVE PLOT

Situated in the charming Tern Close, Rochdale, this impressive detached property is a gem waiting to be discovered. Situated on an extensive corner plot in a private close, this property offers a wealth of potential and development opportunities for those seeking a new venture.

Boasting two reception rooms, four bedrooms, and two bathrooms, this house provides an abundance of living space for you and your family to enjoy. The spacious gardens to the front and rear of the property offer a tranquil retreat where you can relax and unwind.

With ample off-road parking and a double garage, parking will never be an issue for you or your guests. Whether you're looking to create your dream home or explore development possibilities, this property is a canvas waiting for your personal touch.

Don't miss out on the chance to make this house your own and unlock its full potential. Book a viewing today and step into the future of your dream home!

Tern Close, Rochdale, OL11 5QU

Offers In The Region Of £400,000

 4  2  2  C

- Detached Property
- Extensive Plot
- Ample Off Road Parking and Double Garage
- EPC Rating C
- Four Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Two Bathrooms
- Spacious Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

12'9 x 6'1 (3.89m x 1.85m)
UPVC front door, central heating radiator, doors to two reception rooms, kitchen, WC and stairs to first floor.

Reception Room One

19'11 x 11'11 (6.07m x 3.63m)
UPVC double glazed window, two central heating radiators, coving, electric fire with tiled fireplace, television point, two feature wall lights and UPVC double glazed sliding door to rear.

WC

6'11 x 6'2 (2.11m x 1.88m)
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, low basin WC and wood effect flooring.

Reception Room Two

12'3 x 9'9 (3.73m x 2.97m)
UPVC double glazed window, central heating radiator and coving.

Kitchen

12'3 x 9'9 (3.73m x 2.97m)
UPVC double glazed window, central heating radiator, coving, range of wall and base units with laminate worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise oven, five ring gas hob and extractor hood, integrated dishwasher and fridge, plumbing for washing machine, tiled effect flooring and UPVC double glazed frosted door to side elevation.

Double Garage

18'8 x 15'7 (5.69m x 4.75m)
UPVC double glazed window, power, lighting, range of wall and base units with laminate worktops and UPVC double glazed door to side elevation.

First Floor

Landing

12'0 x 9'3 (3.66m x 2.82m)
UPVC double glazed window, central heating radiator, coving, loft access, doors to four bedrooms and family bathroom.

Bedroom One

12'7 x 12'1 (3.84m x 3.68m)
UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

7'5 x 5'8 (2.26m x 1.73m)
UPVC double glazed frosted window, central heated towel rail, low basin WC, vanity top wash basin with traditional taps, corner electric shower, tiled elevations, tiled flooring and door to linen cupboard.

Bedroom Two

12'2 x 9'1 (3.71m x 2.77m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'8 x 9'5 (3.25m x 2.87m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

9'3 x 8'7 (2.82m x 2.62m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7'5 x 6'5 (2.26m x 1.96m)
UPVC double glazed frosted window, central heated towel rail, low basin WC, vanity top wash basin with traditional taps, panel bath with mixer tap, overhead direct feed shower and rinse head, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, greenhouse, mature shrubbery and trees.

Front

Laid to lawn garden, mature shrubbery and trees, tarmac driveway and access to double garage.



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