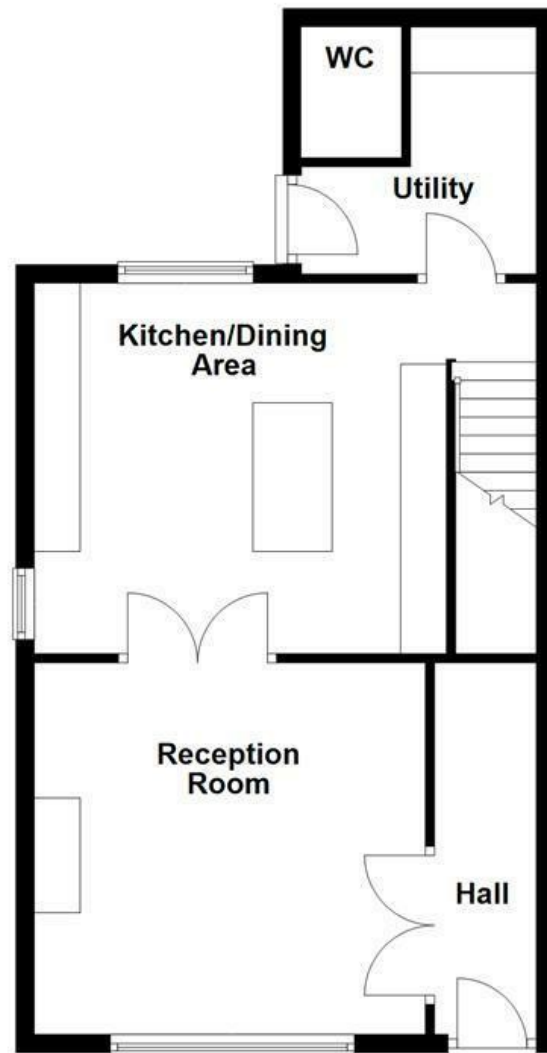


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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, OL12 7SP

Offers Over £240,000

SPACIOUS AND MODERN FAMILY HOME

Situated Edenfield Road in Rochdale, this delightful house is a perfect family abode. Recently renovated to marry the elegance of its original Victorian features with modern decor and appliances, this property offers the best of both worlds.

Situated in a tranquil and private location, this spacious home provides a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to relax in the cosy living room or whip up a feast in the contemporary kitchen, this house caters to all your needs.

Imagine enjoying sunny afternoons in the beautifully landscaped garden or hosting gatherings in the inviting dining area. With ample space for the whole family to spread out and unwind, this property truly embodies the essence of comfortable living.

Don't miss the opportunity to make this house your home and experience the perfect blend of classic charm and modern convenience.

Edenfield Road, Rochdale, OL12 7SP

Offers Over £240,000

**3****1****1****E**

- Tenure Freehold
 - On Street Parking
 - Open Plan Contemporary Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Link Detached Property
 - Viewing Essential
- EPC Rating E
 - Three Bedrooms
 - Ideal Family Home

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

18'7 x 3'8 (5.66m x 1.12m)

Central heating radiator, spotlights, double doors to reception room, stairs to first floor, laminate flooring and stairs to cellar.

Reception Room

14' x 13'3 (4.27m x 4.04m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose cast iron feature fire with decorative fire place, double doors to kitchen/dining area and laminate flooring.

Kitchen/Dining Area

14'9 x 13'3 (4.50m x 4.04m)

Two UPVC double glazed windows, central heating radiator, cornice coving, ceiling rose, log burner, range of wall and base units, quartz work tops, inset one and a half sink with mixer tap, double oven in a high rise unit, integrated microwave, integrated fridge freezer, central island with four ring induction hob, integrated kitchen waste bins, integrated dish washer, laminate flooring and door to utility and stairs to first floor.

Utility

8'10 x 8'4 (2.69m x 2.54m)

Quartz work tops, plumbed for washing machine, space for dryer, laminate flooring, door to WC and door to rear.

WC

4'11 x 3'7 (1.50m x 1.09m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, LED spotlights and laminate flooring.

Cellar

8'3 x 8'3 (2.51m x 2.51m)

Hard wood single pane frosted window, power and lighting.

First Floor

Landing

17'7 x 5'3 (5.36m x 1.60m)

UPVC double glazed window, LED spotlights, doors to three bedrooms and bathroom.

Bedroom One

13'6 x 10'1 (4.11m x 3.07m)

UPVC double glazed window, central heating radiator, coving, ceiling rose and fitted wardrobes.

Bedroom Two

13'4 x 11'6 (4.06m x 3.51m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'11 x 5'11 (3.02m x 1.80m)

UPVC double glazed window, central heating radiator and coving.



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