

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
(92 plus) A	83
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Willbutts Lane, Rochdale, OL11 5BE

Offers Over £220,000

SPACIOUS FAMILY HOME

Welcome to this charming property located on Willbutts Lane in Rochdale. This delightful house is the perfect choice for a family looking for a spacious and modern home in a peaceful setting.

As you step inside, you'll be greeted by a beautifully designed interior with modern decor that creates a warm and inviting atmosphere. The house boasts new appliances that are not only stylish but also practical for everyday living.

Situated on a quiet plot, this property offers a tranquil escape from the hustle and bustle of city life. Whether you're looking to relax in the garden or entertain guests in the spacious living areas, this house provides the perfect backdrop for creating lasting memories with your loved ones.

Don't miss out on the opportunity to make this modern new build your new home. Contact us today to arrange a viewing and experience the charm of Willbutts Lane for yourself.

Willbutts Lane, Rochdale, OL11 5BE

Offers Over £220,000



- End Terraced Property
- Three Piece Family Bathroom
- Gated Allocated Parking
- EPC Rating: B
- Three Bedrooms
- Fitted Kitchen With Range Of Appliances
- Leasehold
- Main Bedroom With Ensuite
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

8'5 x 4'4 (2.57m x 1.32m)

UPVC double glazed entrance door, spotlights, laminate floor, stairs to first floor and door to reception room.

Reception Room

14'10 x 14'7 (4.52m x 4.45m)

UPVC double glazed window, central heating radiator, TV point, under stairs storage, laminate floor and door to kitchen.

Kitchen

13'7 x 10'10 (4.14m x 3.30m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, wood effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four burner gas hob, extractor hood, tiled splash back, integrated fridge freezer, integrated dishwasher, tiled flooring, door to utility room and UPVC double glazed French doors to rear.

Utility Room

9' x 4' (2.74m x 1.22m)

Central heated towel rail, wall units, boiler, plumbing for washing machine, space for dryer, dual flush WC, wash basin with mixer tap, part tiled elevations and tiled floor.

First Floor

Landing

9'5 x 7 (2.87m x 2.13m)

Storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

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

En Suite

7'6 x 3'9 (2.29m x 1.14m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, part tiled elevation and tiled floor.

Bedroom Two

10'7 x 10' (3.23m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'4 x 6'10 (2.54m x 2.08m)

UPVC double glazed window, central heating radiator, over stairs storage and TV point.

Bathroom

6'10 x 6'6 (2.08m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part tiled elevations and tiled floor.

External

Rear

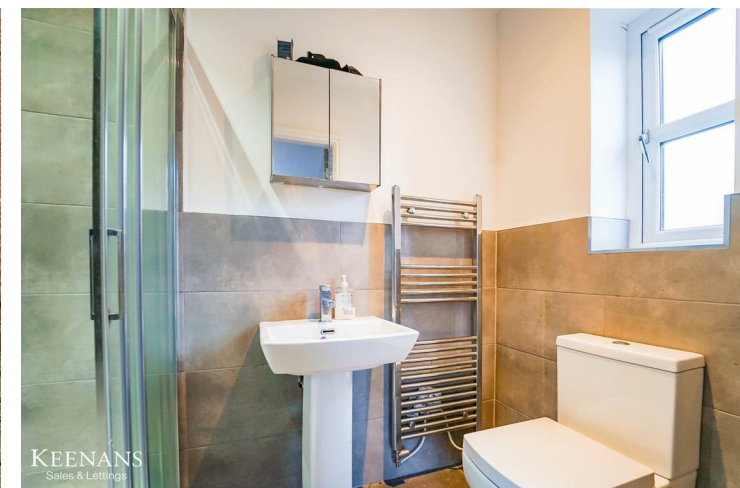
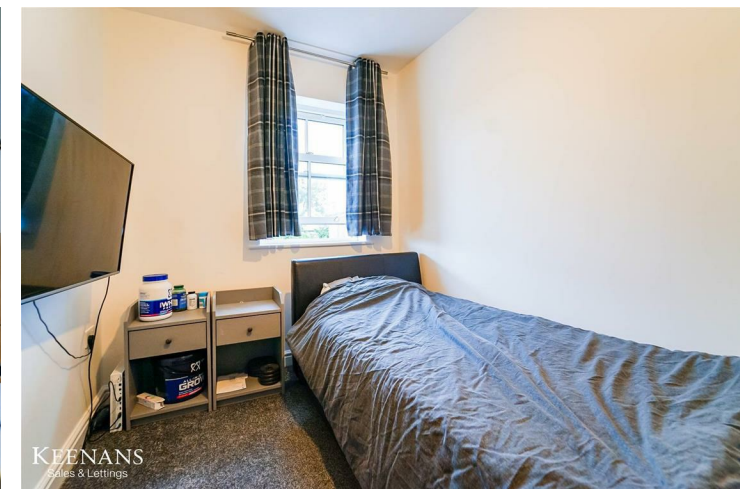
Enclosed garden ready for development and allocated parking via gated access side road.

NEED A MORTGAGE?

Well look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

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