

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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.

Inchfield Close, Rochdale, OL11 5SB

£330,000

THE PERFECT HOME FOR A FAMILY TO COME AND MAKE THEIR OWN!

Situated on Inchfield Close, Rochdale, this delightful 3-bedroom bungalow is a true gem waiting to be discovered. Boasting 2 reception rooms, this property offers ample space for family gatherings and relaxation, making it the perfect setting for creating lasting memories.

What sets this bungalow apart is the converted upstairs, which adds an extra bedroom complete with an en suite for added comfort and convenience. The layout of this dormer detached property is designed with flexibility in mind, allowing a family to move in and effortlessly personalize the space to suit their unique style and needs.

Convenience is key with an attached garage that not only provides parking but also offers additional storage space, ensuring a clutter-free living environment. The functional design of this bungalow ensures that every corner is utilised efficiently, providing a comfortable and practical living experience.

If you are looking for a property where you can truly make it your own and create your dream home, then look no further. This Inchfield Close bungalow is the ideal canvas for you to paint your perfect family life upon.

Inchfield Close, Rochdale, OL11 5SB

£330,000



- Tenure leasehold
- Off Road Parking With Driveway And Access To Garage
- Two Bathrooms
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Spacious Dormer Bungalow With Viewing Essential
- Ideal Family Home Or Property For Couple Wishing To Downsize
- EPC Rating D
- Three Bedrooms
- Envious Garden Space

Ground Floor

Entrance

UPVC double glazed door with frosted window panes to vestibule.

Entrance Hall

6'11 x 4'6 (2.11m x 1.37m)

Central heating radiator, tiled floor, door to storage and door to reception room one.

Reception Room One

16'8 x 11'6 (5.08m x 3.51m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, two feature wall lights, television point, laminate flooring, door to further hall and stairs to first floor.

Further Hall

8'8 x 5'11 (2.64m x 1.80m)

Smoke alarm, thermostal doors to bedroom one, bedroom two, shower room and kitchen/dining area.

Bedroom One

12'6 x 12'1 (3.81m x 3.68m)

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

Bedroom Two

9'7 x 8'9 (2.92m x 2.67m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Kitchen

9'4 x 8'8 (2.84m x 2.64m)

UPVC double glazed window, range of wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, oven with four ring electric hob, tiled splash back and extractor hood, space for fridge freezer, plumbed for washing machine, space for dishwasher, PVC to ceiling, spotlights, laminate floor, door to rear and open access to dining room.

Dining Room

13'2 x 8'8 (4.01m x 2.64m)

Two UPVC double glazed windows, UPVC double glazed French doors to rear garden, central heating radiator, PVC to ceiling, spotlights, smoke alarm and laminate floor.

Shower Room

5'10 x 5'6 (1.78m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosure with rinse head, PVC to ceiling, spotlights, tiled elevation and laminate flooring.

First Floor

Landing

13'10 x 10'6 (4.22m x 3.20m)

Velux window, central heating radiator, smoke alarm, fitted storage and door to bedroom three.

Bedroom Three

13'10 x 13' (4.22m x 3.96m)

Velux window, central heating radiator, fitted wardrobe, storage and door to en suite.

En suite

6'11 x 5'5 (2.11m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed shower, PVC to ceiling, extractor fan, tiled surround, illuminated mirror, tiled floor and storage.

Storage

5'9 x 4'7 (1.75m x 1.40m)

External

Rear

Enclosed laid to lawn garden, bedding areas with mature shrubs and trees.

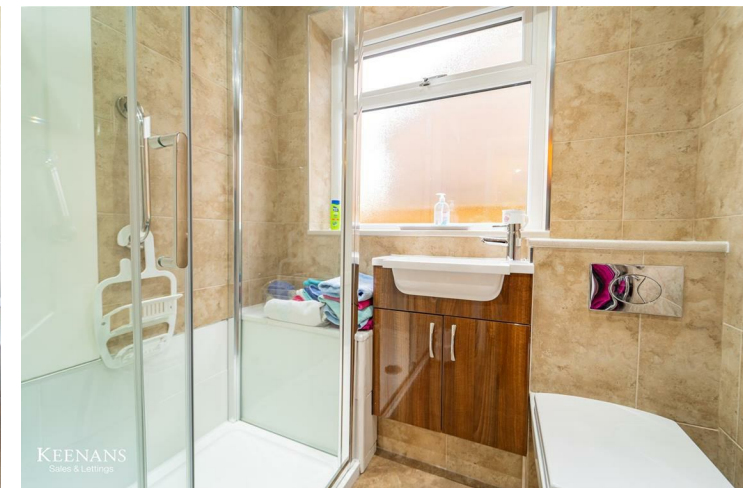
Front

Laid to lawn garden, paving, bedding areas and block paved driveway with access to garage.

Garage

16' x 9' (4.88m x 2.74m)

Up and over door.



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