



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	67	
(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.

Belfield Lane, Rochdale, OL16 2YB

Offers Over £300,000

A SUPERB OPPORTUNITY TO CREATE YOUR DREAM HOME

Situated in the serene Belfield Lane of Rochdale, this detached house offers a perfect canvas for a growing family to create their dream home. Boasting five bedrooms spread across three floors, including a lower ground floor level and a spacious garage, this property provides ample space for all your needs.

Although some updating is required, this home presents a fantastic opportunity for those looking to add their personal touch and transform it into a haven. The peaceful surroundings, complete with tree-lined views, offer a tranquil escape from the hustle and bustle of everyday life.

One of the standout features of this property is its versatile layout, with two ground floor bedrooms that can easily be repurposed as additional reception rooms, providing flexible living solutions to suit your lifestyle.

With a good-sized garden to enjoy outdoor activities and gatherings, this property truly offers the best of both worlds - a peaceful retreat within reach of all amenities. Don't miss out on the chance to make this house your own and create lasting memories in a place you can truly call home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Belfield Lane, Rochdale, OL16 2YB

Offers Over £300,000

 5  1  1  D

- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage`
 - Fitted Kitchen And Two Shower Rooms
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Spacious DFetached Property
 - Ideal Family Home With Viewing Essential
- EPC Rating D
 - Five Bedrooms
 - Extensive Garden Space

Ground Floor

Entrance

Hard wood double glazed frosted door to hallway.

Hallway

21'3 x 8'5 (6.48m x 2.57m)

UPVC double glazed window, two central heating radiators, vaulted ceiling, wood effect flooring, stairs to first floor, doors to reception room, shower room, shower room, bedroom four and bedroom five/reception room two.

Bedroom Four

13'4 x 11' (4.06m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Five

11' x 9'1 (3.35m x 2.77m)

UPVC double glazed window and central heating radiator.

Shower Room

8'5 x 5'7 (2.57m x 1.70m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower, PVC panelled ceiling, tiled elevation and tiled effect flooring.

Reception Room One

22'10 x 16'3 (6.96m x 4.95m)

Three UPVC double glazed windows, three central heating radiators, coving, television point, door to kitchen and stairs to lower ground floor.

Kitchen

13'8 x 6'9 (4.17m x 2.06m)

Range of high gloss wall and base units, laminate work top, freestanding oven with four ring electric hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, space for under counter fridge, breakfast bar, plumbed for dishwasher, PVC panelled ceiling, tiled effect flooring and UPVC double glazed frosted door to side elevation.

Lower Ground Floor

Landing

15'8 x 9'1 (4.78m x 2.77m)

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

Garage

16'3 x 13'4 (4.95m x 4.06m)

Up and over door, Worcester wall mounted combi boiler, fuse and meter boxes.

First Floor

Landing

Velux window and doors to three bedrooms.

Bedroom One

16'2 x 11'9 (4.93m x 3.58m)

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

En Suite

6'2 x 4'9 (1.88m x 1.45m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower, part tiled elevation and wood effect flooring.

Bedroom Two

12'1 x 10'11 (3.68m x 3.33m)

UPVC double glazed window, central heating radiator and partial wood effect flooring.

Bedroom Three

9'6 x 8' (2.90m x 2.44m)

UPVC double glazed window and central heating radiator.

External

Rear

Steps to an elevated garden area, paved patio and timber shed.

Front

Laid to lawn garden with bedding areas, off road parking with driveway and leading to an integral garage.



Tel: 01706396140

www.keenans-estateagents.co.uk