



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(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	

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Oldham Road, Rochdale, OL11 1AG

£199,999

MID TERRACE HOME WITH SPACIOUS REAR GARDEN

Situated on Oldham Road in Rochdale, this charming mid-terrace property presents an excellent opportunity for families seeking a spacious and modern home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family comfortably.

Upon entering, you are greeted by a spacious reception room and dining kitchen that offer ample space for relaxation and entertaining. The modern decor throughout the home creates a warm and welcoming atmosphere, complemented by contemporary appliances that enhance everyday living. The layout is both practical and stylish, ensuring that each room serves its purpose while maintaining a cohesive aesthetic.

One of the standout features of this property is the large rear garden, which not only provides a delightful outdoor space for children to play and for family gatherings but also doubles as a driveway, offering convenient off-road parking. New triple glazed windows & new composite front & back door. This unique aspect adds significant value to the home, making it a rare find in the area.

Additionally, the property enjoys easy access to local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. This prime location makes it an ideal choice for those who appreciate the convenience of urban living while still enjoying the comforts of a family home.

In summary, this spacious mid-terrace house on Oldham Road is a perfect blend of modern living and practicality, making it an excellent choice for families looking to settle in Rochdale. With its generous living spaces, ample-sized garden, and proximity to local amenities, this property is sure to impress.

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£199,999

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■ Mid Terrace Property

■ Spacious Dining Kitchen

■ Ample Off Road Parking to Rear

■ EPC Rating C

■ Four Bedrooms

■ Spread Across Four Floors

■ Tenure Leasehold

■ Two Bathrooms

■ Abundance of Living Space

■ Council Tax Band A

Ground Floor

Reception Room

14'1 x 13'10 (4.29m x 4.22m)

Composite double glazed frosted front door, UPVC triple glazed window, central heating radiator, coving, television point and hardwood single glazed door to kitchen/dining area.

Kitchen/Dining Area

18'6 x 13'11 (5.64m x 4.24m)

UPVC triple glazed window, central heating radiator, coving, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with high spout spring mixer tap, space for oven, integrated extractor hood, tiled splashback, space for fridge freezer, plumbing for washing machine, combi boiler, part wood effect laminate flooring, door to stairs to lower ground floor and door to stairs to first floor.

Lower Ground Floor

Cellar

Power and lighting.

Rear Hall

7'5 x 3'4 (2.26m x 1.02m)

Stairs to first floor and composite double glazed frosted door to rear.

First Floor

Landing

20'2 x 6'7 (6.15m x 2.01m)

Coving, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'0 x 14'0 (4.27m x 4.27m)

UPVC triple glazed window and central heating radiator.

Bedroom Two

14'0 x 10'0 (4.27m x 3.05m)

UPVC triple glazed window and central heating radiator.

Bathroom

8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, tiled elevations and wood effect laminate flooring.

Second Floor

Landing

14'0 x 2'11 (4.27m x 0.89m)

Velux window, doors to two bedrooms, shower room and store.

Bedroom Three

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

UPVC double glazed window and central heating radiator.

Bedroom Four

14'0 x 8'11 (4.27m x 2.72m)

UPVC double glazed window and central heating radiator.

Shower Room

7'6 x 4'0 (2.29m x 1.22m)

Velux window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, bidet, direct feed shower enclosed, part tiled elevations, extractor fan and tiled flooring.

Store

10'11 x 10'9 (3.33m x 3.28m)

Velux window and central heating radiator.

External

Rear

Enclosed gated garden with laid to lawn, bedding areas and paved driveway.

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