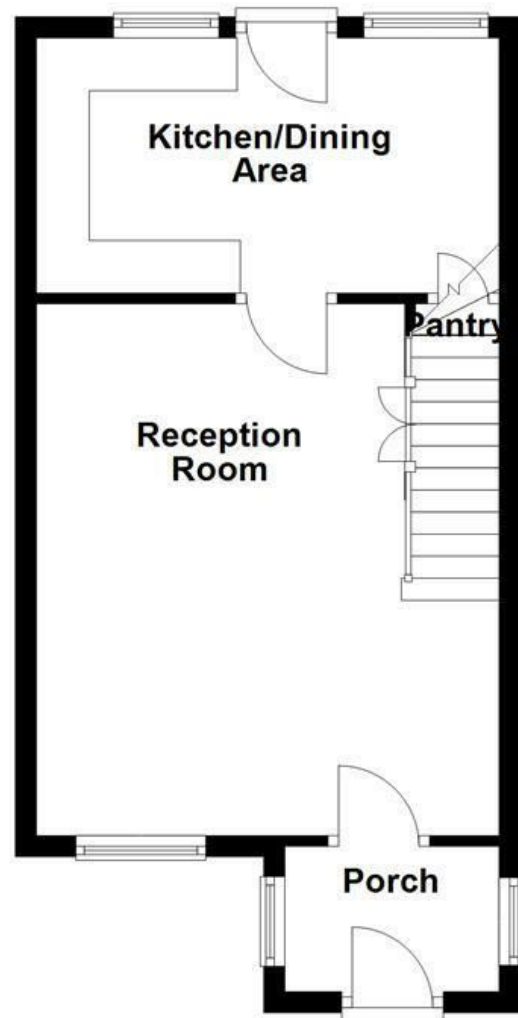
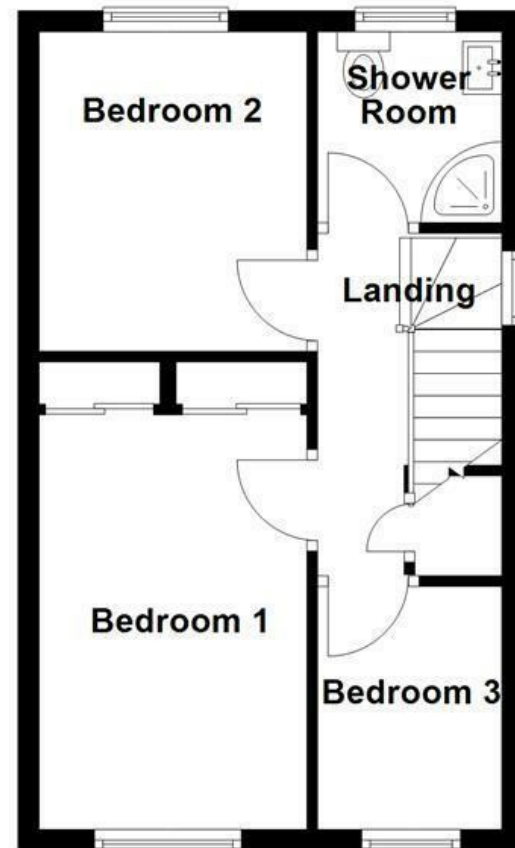


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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.

Westfield Close, Rochdale, OL11 5XB

Offers Over £250,000

AN EXCEPTIONAL FAMILY HOME SOLD WITH NO CHAIN DELAY!

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and low maintenance gardens, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Rochdale on a quiet cul de sac. With stunning views, fantastic summer house and stylish interiors, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Manchester, Bury and major motorway links. With a double driveway, neutral decoration and a high quality finish, this property has everything needed to make the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern, high quality shower room. Externally there is an enclosed garden to the rear with composite decking, artificial lawn and access on to a fully equipped summer house. To the front there is a double driveway.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Westfield Close, Rochdale, OL11 5XB

Offers Over £250,000

 3  1  1  C

- Tenure Leasehold
 - Off Road Parking With Driveway For Numerous Vehicles
 - Contemporary Fitted Kitchen And Three Piece Shower Room
 - Easy Access To Major Network Links
- Council Tax Band C
 - Semi Detached Property
 - Ready To Move Into, Chain Free
- EPC Rating C
 - Three Bedrooms
 - Ample Garden Space With Summer House

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

6'8 x 4'6 (2.03m x 1.37m)

UPVC double glazed frosted window, wood effect tiled floor and oak door to reception room.

Reception Room

16'6 x 14'5 (5.03m x 4.39m)

UPVC double glazed window, central heating radiator, spotlights, television point, under stairs storage, wood effect tiled floor, oak door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'5 x 7'11 (4.39m x 2.41m)

Two UPVC double glazed window, upright central heating radiator, range of grey gloss wall and base units, wood effect surface, tiled splash back, composite sink and drainer with high spout mixer tap, integrated electric oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer and washing machine, spotlights, wood effect tiled floor, oak door to pantry and composite double glazed stable door to rear.

First Floor

Landing

10'8 x 5'10 (3.25m x 1.78m)

UPVC double glazed frosted window, loft access, spotlights, over stairs storage, oak doors to three bedrooms and shower room.

Bedroom One

14'6 x 8'3 (4.42m x 2.51m)

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

Bedroom Two

10' x 8'3 (3.05m x 2.51m)

UPVC double glazed window, central heating radiator, spotlights and wood panel elevation.

Bedroom Three

7'7 x 5'10 (2.31m x 1.78m)

UPVC double glazed window, central heating radiator and spotlights.

Shower Room

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

UPVC double glazed frosted window, central heating towel rail, Crosswater three piece suite, dual flush WC, direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, tiled elevation, spotlights, extractor fan, inset shelving and tiled floor.

External

Rear

Enclosed garden with composite decking and artificial lawn and access to summer house.

Summer House

16'4 x 8'5 (4.98m x 2.57m)

Two hard wood single glazed windows, electric heater, spotlights, television point, bar, wood effect laminate flooring and hard wood single glazed double doors to rear.

Front

Concrete imprinted double driveway.



Tel: 01706396140

www.keenans-estateagents.co.uk