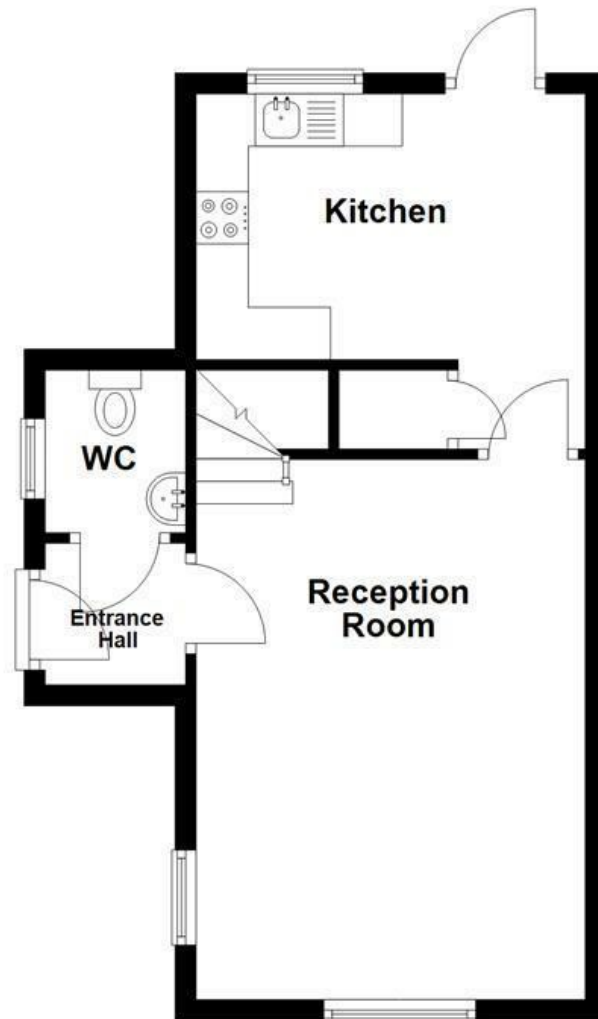
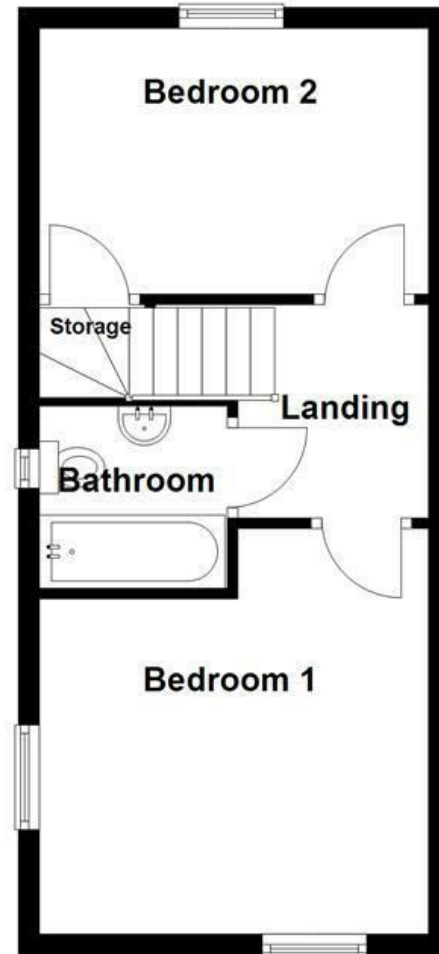


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Kildare Crescent, Rochdale, OL11 2SE

Offers Over £180,000

AN ENVIABLE SEMI DETACHED PROPERTY

Offering an abundance of indoor and outdoor space, neutral interior and modern fixtures and fittings, this exceptional two double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Rochdale. With open plan kitchen diner, enviable garden space and having been presented and maintained to the highest standard throughout, this property is truly the perfect home for any small family or couple not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Oldham, Bury and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and WC. The reception room houses a staircase to the first floor and leads on to a kitchen diner. The kitchen boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, Indian stone paving and bedding areas. To the front there is a laid to lawn garden with ample off road parking.

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

Kildare Crescent, Rochdale, OL11 2SE

Offers Over £180,000

 **2**  **1**  **1**  **B**

- Tenure Freehold
- Council Tax Band B
- EPC Rating B
- Off Road Parking For Numerous Vehicles
- Semi Detached Property
- Two Generously Sized Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ample Garden Space
- Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite door to entrance hall.

Entrance Hall

4'6 x 3'6 (1.37m x 1.07m)

Central heating radiator, doors to WC and reception room.

WC

5' x 3'6 (1.52m x 1.07m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, wall mounted wash basin and lino flooring.

Reception Room

16'11 x 12'3 (5.16m x 3.73m)

UPVC double glazed window, central heating radiator, smoke alarm, television point and door to kitchen.

Kitchen

12'3 x 11'2 (3.73m x 3.40m)

UPVC double glazed window, central heating radiator, range of matte wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, under stairs storage, extractor fan, smoke alarm, wood effect lino flooring and composite double glazed frosted door to rear.

First Floor

Landing

6'2 x 5'9 (1.88m x 1.75m)

Central heating radiator, smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One

12'3 x 10'6 (3.73m x 3.20m)

Two UPVC double glazed window and central heating radiator.

Bedroom Two

12'3 x 7'9 (3.73m x 2.36m)

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

Bathroom

6'3 x 5'3 (1.91m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin, panel bath with direct feed shower and mixer tap, tiled elevation and lino flooring.

External

Rear

Enclosed laid to lawn garden, Indian stone paving and bedding areas.

Front

Laid to lawn garden with ample off road parking.



Tel: 01706396140

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