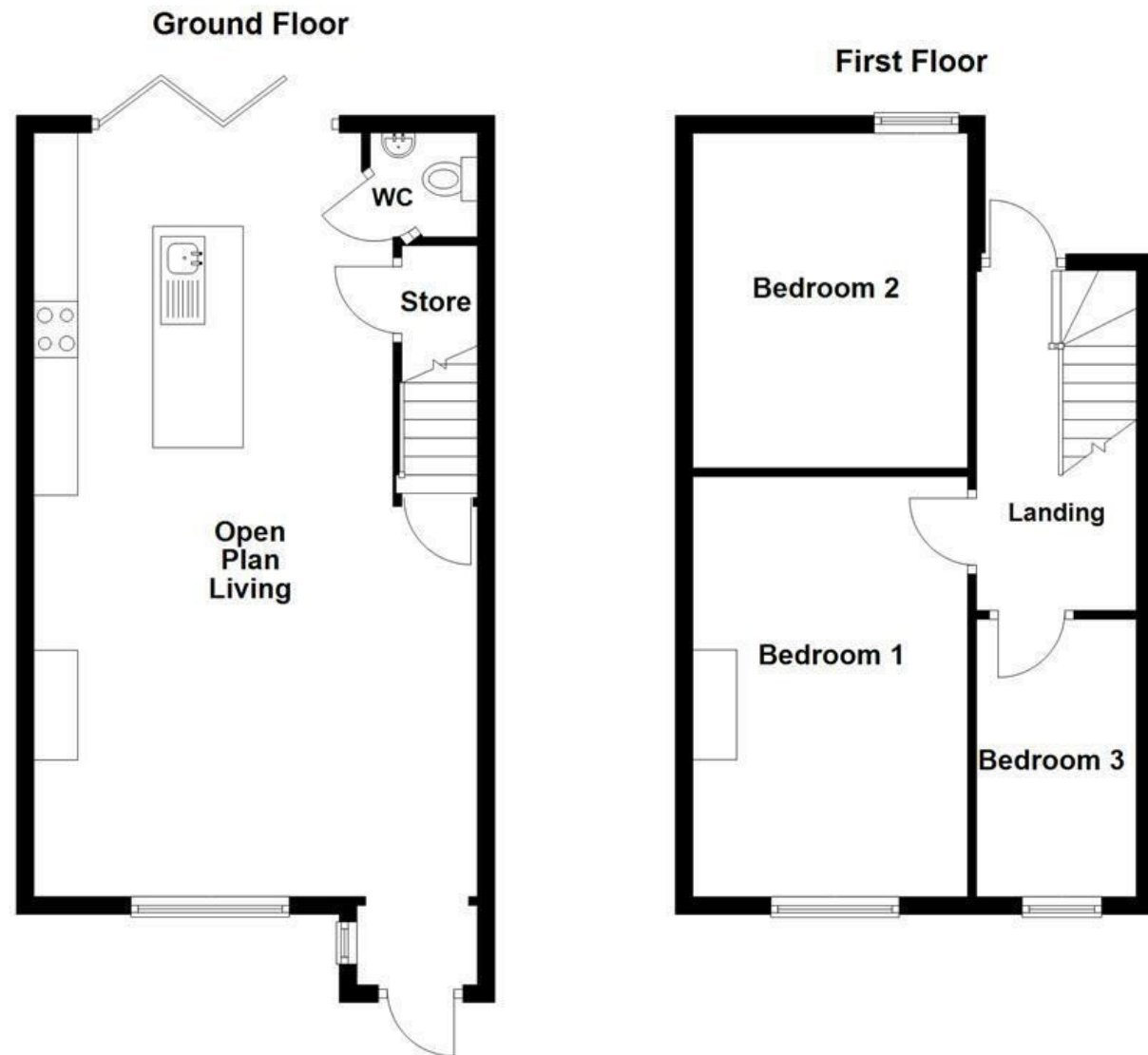




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Oldham Road, Rochdale, OL11 2AL

£230,000

A GORGEOUS THREE BEDROOM HOME WITH ATTRACTIVE RED BRICK FACADE

Nestled on Oldham Road in Rochdale, this charming mid-terrace cottage, built in 1793, offers a delightful blend of modern style and traditional cottage aesthetics. Spanning an impressive 969 square feet, this stunning three-bedroom home is perfect for a small family seeking a property that is ready to move into.

Upon entering, you will be greeted by a fully open ground floor that seamlessly combines the living room and kitchen, creating a spacious and inviting atmosphere. The stylish fitted kitchen features an island and breakfast bar, making it an ideal space for both cooking and entertaining. Bifolding doors lead from the kitchen to the rear garden, allowing natural light to flood the area and providing a lovely connection to the outdoors.

The property boasts three good-sized bedrooms, ensuring ample space for family members or guests. The modern family bathroom suite is designed with comfort and convenience in mind, catering to the needs of a busy household.

Safety and security are paramount, with a CCTV and alarm system already in place, giving you peace of mind. This home is not only aesthetically pleasing but also practical, making it an excellent choice for those looking to settle in a welcoming community.

Oldham Road, Rochdale, OL11 2AL

£230,000



- Exquisite Mid Terrace Cottage
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Open Plan Living
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Porch

4'6 x 3'0 (1.37m x 0.91m)

Composite double glazed front door, UPVC double glazed window, stone flag flooring and open to open plan kitchen/living area.

Open Plan Kitchen/Living Area

28'6 x 16'7 (8.69m x 5.05m)

UPVC double glazed window, two central heating radiators, exposed brick elevations, cast iron log burner with brick surround and stone flag hearth, range of wall and base units, central island and breakfast bar, integrated high rise double oven, electric hob, composite sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, stone flag flooring, doors leading to WC, under stairs storage, bi-folding door to rear and stairs to first floor.

WC

4'0 x 3'6 (1.22m x 1.07m)

Dual flush plate WC, vanity top wash basin with mixer tap, extractor fan, spotlights, tiled elevations and stone flag flooring.

First Floor

Landing

12'8 x 5'8 (3.86m x 1.73m)

Loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

15'8 x 10'4 (4.78m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'11 x 10 (3.94m x 3.05m)

UPVC double glazed window, central heating radiator and dado rail.

Bedroom Three

12'8 x 5'8 (3.86m x 1.73m)

UPVC double glazed window, central heating radiator and part wood panelled elevations.

Bathroom

12'8 x 5'8 (3.86m x 1.73m)

Velux window, high basin WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, partially tiled elevations and vinyl flooring.

External

Rear

Laid to lawn garden with paved patio and pond.

Front

Laid to lawn garden and bedding areas.



Tel: 01706396140

www.keenans-estateagents.co.uk