



## Dew Meadow Close, Rochdale, OL12 6JT

### £220,000

AN IMPRESSIVE DETACHED TRUE BUNGALOW

Situated on Dew Meadow Close, Rochdale, this outstanding detached bungalow presents an exceptional opportunity for those seeking a charming and versatile home. Boasting two well-proportioned bedrooms and two inviting reception rooms, this property is ideal for couples or small families looking to create their perfect living space. The interior features a neutral decoration palette, allowing you to easily personalise the home to your taste.

One of the standout features of this bungalow is its impressive plot, which offers ample outdoor space and stunning views, perfect for enjoying the serene surroundings. The property also benefits from off-road parking, ensuring convenience for you and your guests. Additionally, the added conservatory provides a delightful space to relax and enjoy the natural light, while the workshop offers practical storage or hobby space.

Conveniently located, this bungalow is close to essential bus routes, local schools, and various amenities, making daily life effortless. Furthermore, excellent transport links to Manchester, Oldham, Bacup, and major motorways ensure that you are well-connected to the wider region.

With no chain delay, this property is ready for you to move in and start making memories. Do not miss the chance to view this delightful bungalow, as it truly is a gem in the heart of Rochdale.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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.



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 **2**  **1**  **2**  **D**

- Detached Bungalow
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Two Bedrooms With Fitted Wardrobes
- Three Piece Wetroom
- Tenure: Leasehold
- Two Spacious Reception Rooms
- Low Maintenance Gardens
- Council Tax Band: C

### Ground Floor

#### Porch

6'7 x 5'10 (2.01m x 1.78m)

UPVC double glazed entrance door, UPVC double glazed window and UPVC double glazed frosted door to hall.

#### Hall

8'9 x 4'1 (2.67m x 1.24m)

Central heating radiator, loft access, smoke alarm and doors to reception room one, two bedrooms and wetroom.

#### Reception Room One

17'3 x 9'2 (5.26m x 2.79m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, gas fire, decorative heath and surround, TV point, door to kitchen and single glazed double doors to reception room two.

#### Kitchen

11'4 x 6'11 (3.45m x 2.11m)

UPVC double glazed window, central heating radiator, wood effect wall and base units, granite effect worktops, tiled splash back, composite sink with draining board and mixer tap, integrated electric oven in high rise unit, four ring induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer and wood effect laminate flooring.

#### Reception Room Two

16'3 x 10'8 (4.95m x 3.25m)

UPVC double glazed window, central heating radiator, electric wall mounted fire, two feature wall lights, TV point and UPVC double glazed French doors to conservatory.

#### Conservatory

7'10 x 7'6 (2.39m x 2.29m)

UPVC double glazed window, polycarbonate roof and UPVC double glazed door to rear.

#### Bedroom One

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

UPVC double glazed window, central heating radiators, ceiling fan and fitted wardrobes.

#### Bedroom Two

9'9 x 7'1 (2.97m x 2.16m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Wetroom

6'6 x 5'1 (1.98m x 1.55m)

UPVC double glazed frosted window, electric heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, electric feed walk-in shower, extractor fan, tiled elevation and lino flooring.

#### External

#### Front

Stone chips, bedding areas and block paved driveway.

### Rear

Enclosed garden, paving, artificial lawn, bedding areas and access to workshop.

#### Workshop

8'8 x 8'3 (2.64m x 2.51m)

UPVC double glazed window, power and lighting.



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