



72 Jones Way, Rochdale, OL16 4FX
£239,995

PROPERTY
PERSPECTIVE

The Property Perspective

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PROPERTY
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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Rochdale. Benefiting from a private rear garden, en-suite shower room and gas central heating.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and WC/cloaks. To the first floor 3 bedrooms, en-suite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Service charge - £280pa

Council tax band - C

GROUND FLOOR

Lounge 15'1" x 12'3" (4.60m x 3.74m)

Carpet flooring with bay fronted window and blind

Kitchen/diner 15'6" x 10'11" (4.74m x 3.33m)

High quality vinyl tile flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

WC/cloaks

2 piece bathroom suite in white with tiled decor

FIRST FLOOR

Bedroom 10'3" x 10'8" (3.14m x 3.26m)

Carpet flooring with window to the the rear elevation and fitted wardrobes

En-suite 6'11" x 4'6" (2.11m x 1.38m)

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure and heated towel rail

Bedroom 12'9" x 8'0" (3.89m x 2.46m)

Carpet flooring with window to the front elevation

Bedroom 7'4" x 7'1" (2.25m x 2.17m)

Carpet flooring with window to the front elevation

Bathroom 7'0" x 7'1" (2.15m x 2.16m)

High quality vinyl flooring with 3 piece bathroom suite in white and heated towel rail

EXTERNAL

Private rear garden with patio area and laid to lawn. Parking to the front of the property for 2 vehicles.