



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

PROPERTY
PERSPECTIVE

The Property Perspective

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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)

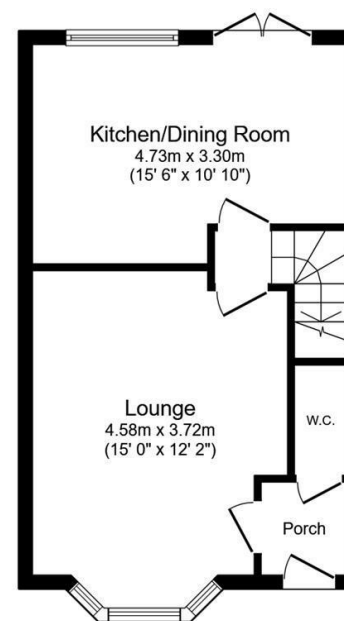
Carpet flooring with window to the front elevation

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

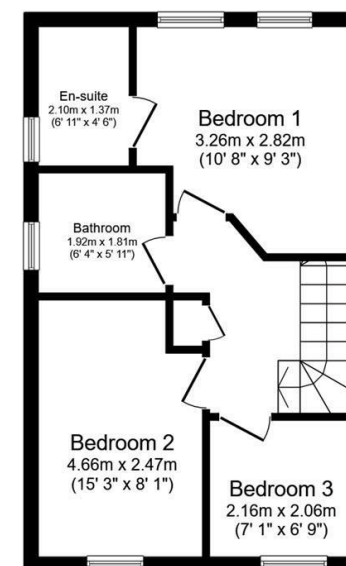
EXTERNAL

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



Ground Floor

Floor area 38.6 sq.m. (415 sq.ft.)



First Floor

Floor area 37.7 sq.m. (406 sq.ft.)

Total floor area: 76.3 sq.m. (822 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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