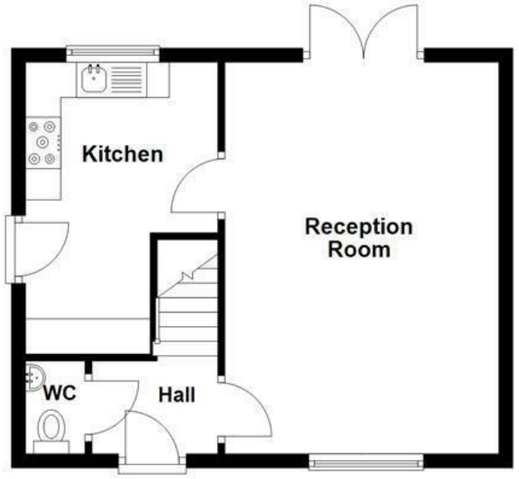
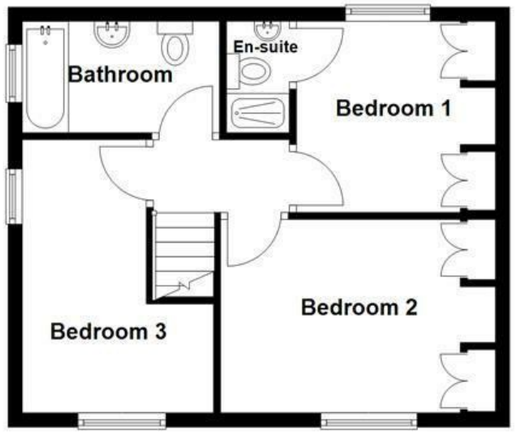
Keenans

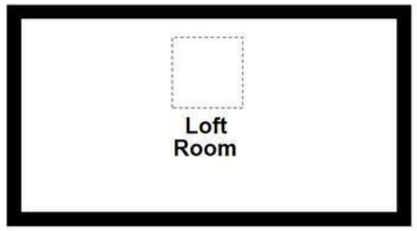
Ground Floor

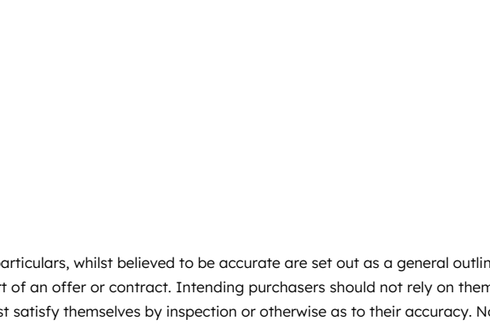


First Floor



Second Floor





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.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Holstein Avenue, Rochdale, OL12 6DL

Offers Over £260,000

THREE-BEDROOM FAMILY HOME IN ROCHDALE

Welcome to Holstein Avenue in the charming town of Rochdale, this delightful house offers a perfect blend of comfort and practicality. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space.

Upon entering, you are greeted by a spacious reception room that doubles as a dining area, providing an inviting atmosphere for both relaxation and entertaining. The well-equipped kitchen is designed for convenience, making meal preparation a pleasure. Additionally, the downstairs WC adds an extra layer of practicality for guests and daily living.

The property boasts two bathrooms, including an ensuite in one of the bedrooms, ensuring that everyone has their own space and privacy. The loft has been thoughtfully boarded out, offering ample storage solutions or the potential for further development, should you wish to expand your living space.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep. Off-road parking is also available, providing a secure and convenient solution for your vehicle.

Holstein Avenue, Rochdale, OL12 6DL

Offers Over £260,000

3 2 1 C

- Spacious Semi Detached Property
- Three Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Perfect Family Home
- Low Maintenance Externals
- Off Road Parking
- Tenure Freehold
- Council Tax Band B
- EPC Rating C

Ground Floor

Entrance Hall

5'10 x 4'4 (1.78m x 1.32m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors leading to WC, reception room and stairs to first floor.

WC

4'3 x 2'9 (1.30m x 0.84m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations and tiled effect flooring.

Reception Room

19'4 x 12'9 (5.89m x 3.89m)

UPVC double glazed window, two central heating radiators, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

13'7 x 9'3 (4.14m x 2.82m)

UPVC double glazed window, range of wall and base units with wood work surfaces, composite sink and drainer with spring mixer tap, integrated oven, integrated microwave, five ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, wood effect laminate flooring and door to side elevation.

First Floor

Landing

6'1 x 2'7 (1.85m x 0.79m)

Central heating radiator, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring and door to en suite.

En Suite

4'9 x 3'0 (1.45m x 0.91m)

Wall mounted wash basin with mixer tap, dual flush WC, direct feed rainfall shower enclosed with rinse head, spotlights, tiled elevations and tiled effect flooring.

Bedroom Two

12'9 x 10'0 (3.89m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

14'1 x 9'1 (4.29m x 2.77m)

Two UPVC double glazed windows, central heating radiator and wood effect laminate flooring.

Bathroom

8'9 x 4'9 (2.67m x 1.45m)

Two UPVC double glazed windows, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, tiled elevations and tiled effect flooring.

Loft Room

17'6 x 9'0 (5.33m x 2.74m)

Velux window, central heating radiator, spotlights, wood effect laminate flooring and eaves storage.

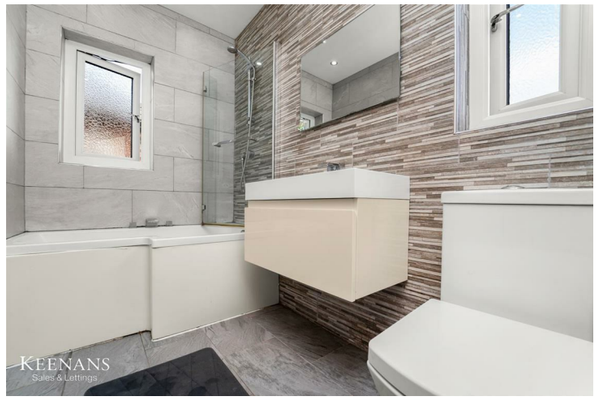
External

Rear

Enclosed garden with paving and stone chippings.

Front

Stone chip driveway.



Tel: 01706396140

www.keenans-estateagents.co.uk