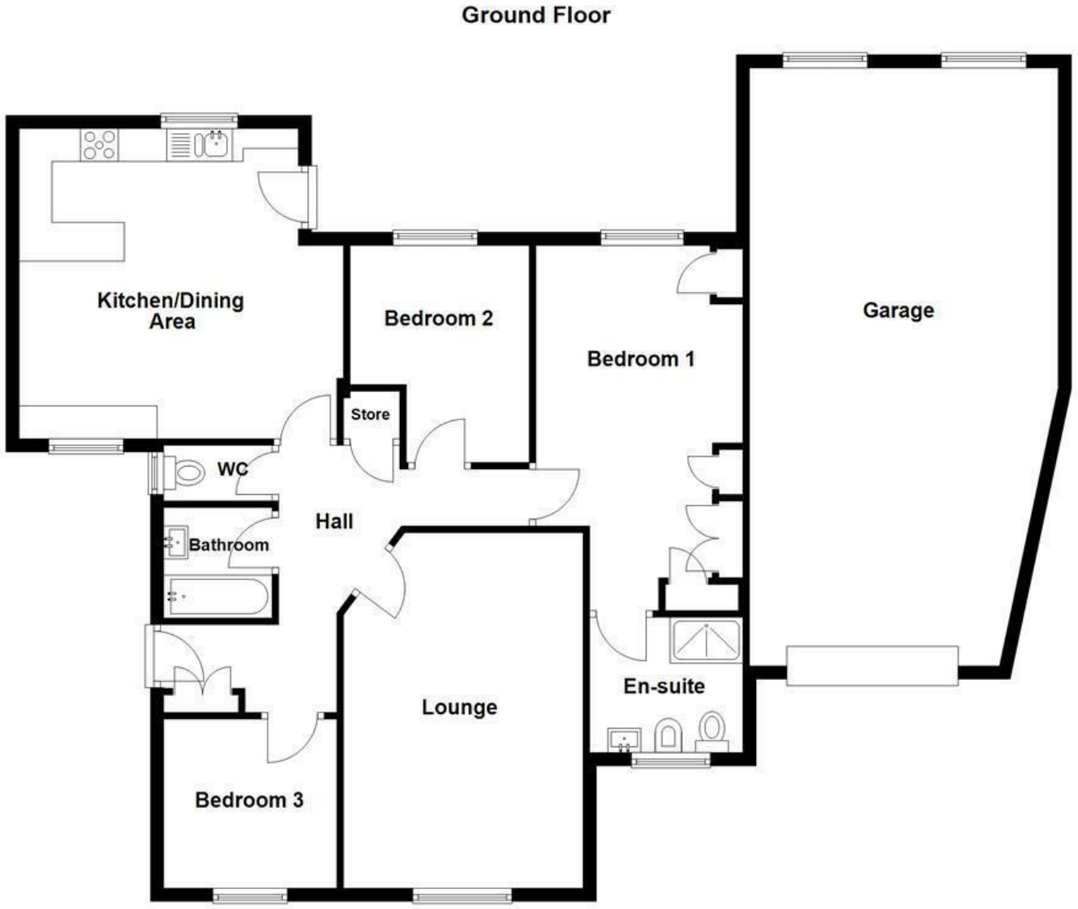
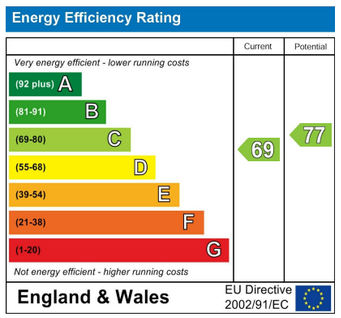
KEENANS
Sales & Lettings





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.

Beechfield, Rochdale, OL11 5PA
Offers In Excess Of £425,000

AN EXQUISITE DETACHED TRUE BUNGALOW

Nestled in the tranquil cul-de-sac of Beechfield, Bamford, this outstanding detached bungalow presents a remarkable opportunity for those seeking a spacious and beautifully maintained home. Set on an impressive plot, the property boasts three generously sized bedrooms and two well-appointed bathrooms, making it ideal for families or couples alike.

The heart of the home is the open plan kitchen diner, which offers a perfect space for entertaining and family gatherings. The neutral decoration throughout the property creates a warm and inviting atmosphere, allowing new owners to easily personalise the space to their taste. With no chain delay, you can move in and start enjoying your new home without the usual waiting period.

The exterior of the property is equally impressive, featuring beautifully maintained gardens that provide a serene outdoor retreat. Off-road parking is available, along with an impressive double garage, ensuring ample space for vehicles and storage.

Located in one of the most desirable areas of Rochdale, this bungalow is conveniently close to bus routes, local schools, and various amenities. Additionally, major motorway and network links are easily accessible, making commuting a breeze.

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

Beechfield, Rochdale, OL11 5PA
Offers In Excess Of £425,000

3 2 1 C

- Exceptional Detached True Bungalow
- Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hall
13'5 x 13'2 (4.09m x 4.01m)
Composite double glazed frosted leaded front door, central heating radiator, coving, loft access, smoke detector, storage cupboard, airing cupboard, doors leading to lounge, kitchen/dining area, three bedrooms, bathroom and WC.

Lounge
17'9 x 11'11 (5.41m x 3.63m)
UPVC double glazed inset bay window, central heating radiator, coving, two feature wall lights and television point.

Kitchen/Dining Area
16'3 x 15'6 (4.95m x 4.72m)
Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise Bosch oven and combi microwave, five ring induction hob and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated Worcester boiler, coving, part tiled effect vinyl flooring and composite double glazed door to rear.

Bedroom One
18'3 x 10'4 (5.56m x 3.15m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite
7'8 x 6'9 (2.34m x 2.06m)
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, bidet, double direct feed shower enclosed, tiled elevations, cornice coving and parquet flooring.

Bedroom Two
10'10 x 9'0 (3.30m x 2.74m)
UPVC double glazed window, central heating radiator and coving.

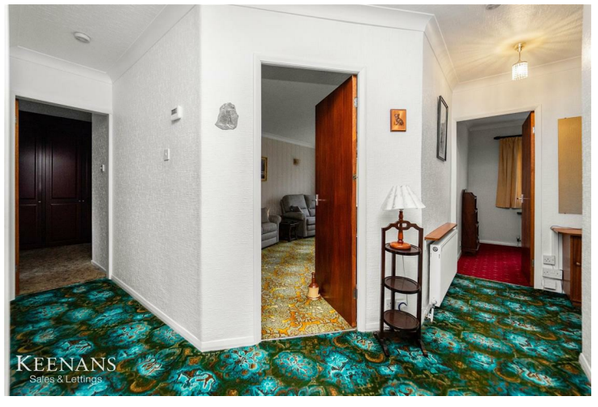
Bedroom Three
8'8 x 8'5 (2.64m x 2.57m)
UPVC double glazed window, central heating radiator and coving.

Bathroom
5'6 x 5'5 (1.68m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, wood effect panel bath with mixer tap and rinse head, tiled elevations, coving and wood effect laminate flooring.

WC
5'6 x 2'9 (1.68m x 0.84m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap, tiled elevations, coving and granite effect vinyl flooring.

External

Rear
Enclosed garden with laid to lawn, paving, bedding and access to garage.

Garage
29'10 x 15'5 (9.09m x 4.70m)
Two UPVC double glazed windows, stainless steel sink and drainer with traditional taps, power, lighting and electric up and over garage door.

Front
Laid to lawn garden with paving, bedding, tarmac driveway and access to garage.