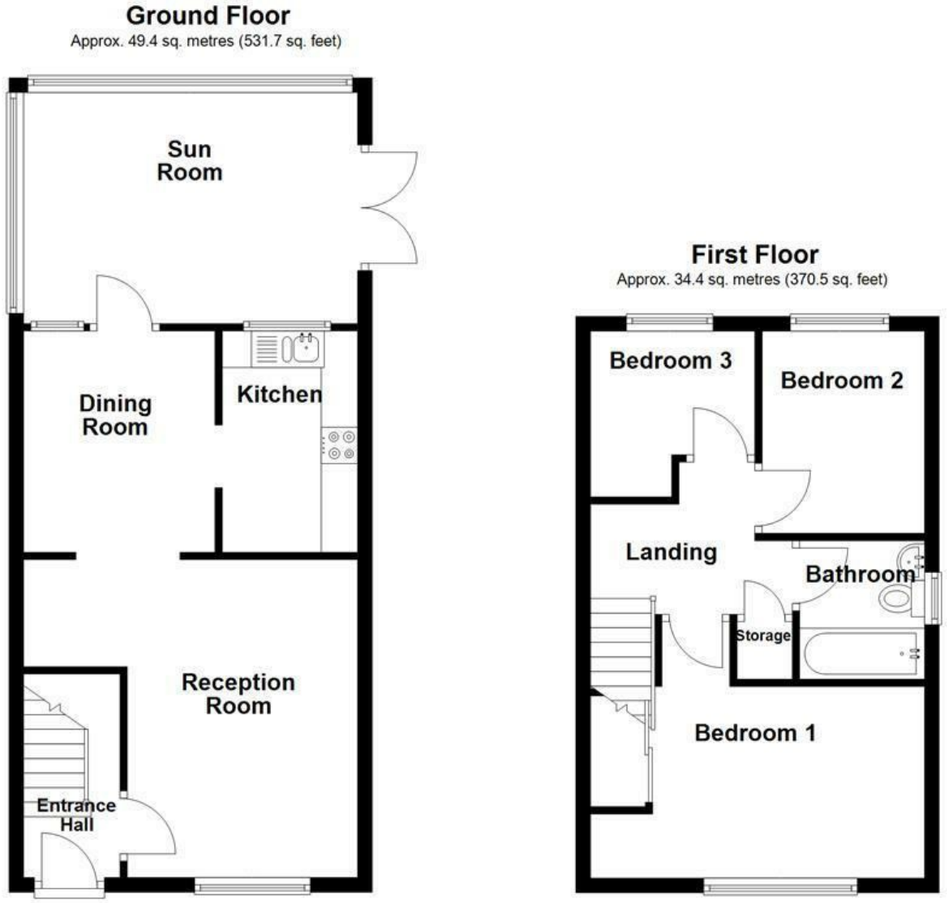
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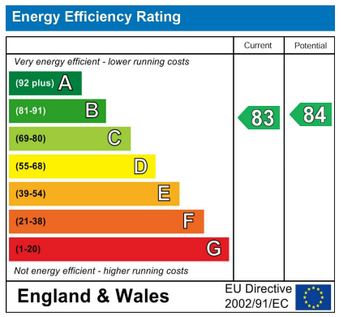


Fearnlea Close, Rochdale, OL12 7GB

£270,000

Nestled in the tranquil Fearnlea Close in Norden, Rochdale, this charming semi-detached home offers a perfect blend of modern living and spacious comfort. Recently improved and extended, the property boasts a well-designed layout that is ideal for families or those seeking extra room to breathe.

Upon entering, you are greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the inviting kitchen, which flows seamlessly into a delightful sunroom, perfect for enjoying the natural light and views of the expansive rear garden. This sunroom serves as a wonderful space for family gatherings or quiet moments with a book.
Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The fully fitted bathroom is modern and functional, catering to the needs of a busy household
The property is further enhanced by its large interior rooms, which create an airy and open atmosphere throughout. The substantial rear garden is a true highlight, providing a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air.
Additionally, the large driveway at the front of the house ensures convenient off-road parking, a valuable feature in today's busy world.



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

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£270,000

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- Tenure Freehold
- Off Road Parking
- Ample Sized Sun Room
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating B
- Fitted Kitchen And Three Piece bathroom Suite
- Enviable Garden Space

Ground Floor

Entrance
Composite door to hall.

Hall
9'2 x 4'5 (2.79m x 1.35m)

Door to reception room and stairs to first floor.

Reception Room
14'4 x 10'5 (4.37m x 3.18m)

UPVC double glazed window, central heating radiator, spotlights, television point and open access to dining room.

Dining Room
10'1 x 8'5 (3.07m x 2.57m)

Central heating radiator, spotlights, open access to kitchen and UPVC double glazed French doors to sun room.

Kitchen
10' x 6'1 (3.05m x 1.85m)

UPVC double glazed window, wall and base units, wood effect work tops, stainless steel one and a half sink and drainer, integrated oven, four ring gas hob, tiled splash back, extractor hood, access to boiler, plumbed for washing machine and dishwasher, space for fridge freezer and tiled effect flooring.

Sun Room
14' x 10'5 (4.27m x 3.18m)

UPVC double glazed windows, base units with laminate work top, space for dryer and fridge freezer, feature wall light, PVC to ceiling, tiled effect flooring and UPVC double glazed French doors to rear garden.

First Floor

Landing
Doors to three bedrooms and bathroom

Bedroom One
13' x 8'7 (3.96m x 2.62m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two
9'1 x 7'4 (2.77m x 2.24m)

UPVC double glazed window and central heating radiator.

Bedroom Three
7'6 x 7'3 (2.29m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom
6'3 x 5'8 (1.91m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap, overhead shower, tiled elevation and floor.

External

Rear
Laid to lawn garden, paved patio, bedding areas, mature shrubs, pergola archway and access to garage.

Front
Laid to lawn garden, hedge, stone chippings and driveway for off road parking.



