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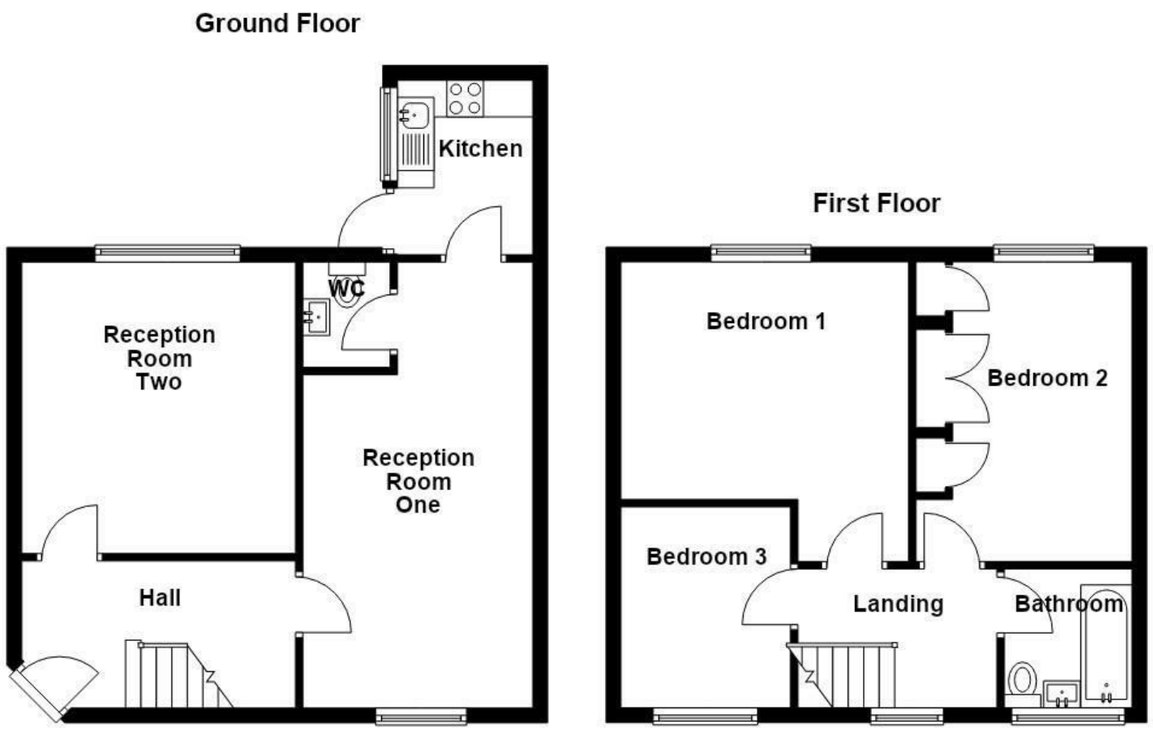







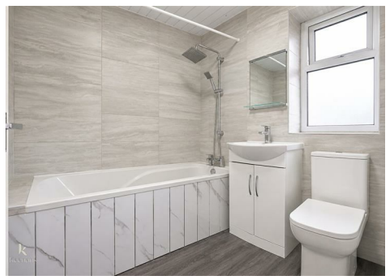

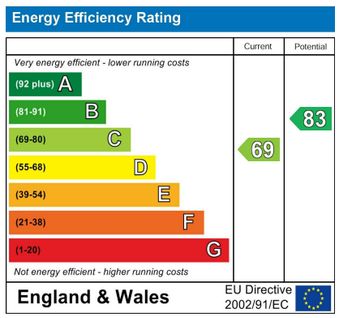

Gainsborough Drive, Rochdale, OL11 2QT

£1,095 Per Month

Welcome to this charming three-bedroom terraced house located on Gainsborough Drive in the heart of Rochdale. This delightful property offers a generous living space of 1,098 square feet, making it an ideal home for families or professionals seeking comfort and convenience.

Upon entering, you will find a welcoming reception room with a downstairs W.C, that leads to a second reception area, providing ample space for relaxation and entertaining guests. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout the home.
The property boasts three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are well-proportioned, ensuring that there is plenty of room for furnishings and personal touches. The bathroom is conveniently located and features modern fittings, catering to the needs of a busy household.

One of the standout features of this home is the large gardens, which provide an excellent outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

Situated in a desirable area of Rochdale, this property is close to local amenities, schools, and transport links, making it a practical choice for those looking for a rental home in a vibrant community. For further information or to book a viewing please contact our Lettings team at your earliest convenience.

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.

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Gainsborough Drive, Rochdale, OL11 2QT

£1,095 Per Month

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- Mid Terrace Property
- Two Reception Rooms
- Close Proximity to Local Amenities
- Downstairs W.C
- Three Good Size Bedrooms
- Modern Three Piece Bathroom
- EPC Rating C
- Contemporary Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band A

Ground Floor

Entrance
UPVC part double glazed door to hall.

Hall
12'2 x 6'2 (3.71m x 1.88m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect laminate flooring, doors to two reception rooms., stairs to first floor.

Reception Room Two
13'9 x 12'2 (4.19m x 3.71m)

UPVC double glazed window, central heating radiator, spotlights, television point.

Reception Room One
20 x 10'4 (6.10m x 3.15m)

UPVC double glazed window, central heating radiator, spotlights, television point, door to kitchen and WC.

WC
5'3 x 4'3 (1.60m x 1.30m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, combination boiler, partially tiled elevations, tiled flooring.

Kitchen
7'8 x 6 (2.34m x 1.83m)

UPVC double glazed window, central heating radiator, a range of high gloss wall and base units with a laminate surface, tiled splashback, stainless steel sink and drainer with mixer tap, four ring gas burner hob, electric oven, extractor hood, integrated fridge freezer, plumbing for washing machine, PVC celling, tiled flooring, UPVC double glazed door to rear.

First Floor

Landing
8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed window, doors leading to three bedrooms and bathroom

Bedroom One
14'3 x 13'3 (4.34m x 4.04m)

UPVC double glazed window, central heating radiator.

Bedroom Two
13'3 x 8'9 (4.04m x 2.67m)

UPVC double glazed window, central heating radiator, storage.

Bedroom Three
10'5 x 9'1 (3.18m x 2.77m)

UPVC double glazed window, central heating radiator.

Bathroom
6'1 x 5'9 (1.85m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and over head direct feed rainfall shower and rinse head, tiled elevations, PVC celling, wood effect lino flooring.

External

Front
Laid to lawn grass area.

Rear
Enclosed laid to lawn garden with stone flagged patio and outhouse storage.










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