

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cover Drive, Rochdale, OL11 3DB Offers Over £290,000

AN IMPRESSIVE DETACHED FAMILY HOME

Nestled on a sought-after estate within Rochdale, this exceptional detached family home is a true gem. Presented and maintained to the highest standard, the property boasts an impressive amount of indoor and outdoor space, making it ideal for family living. The neutral decoration throughout provides a fresh and inviting atmosphere, allowing potential buyers to easily envision their own personal touch.

The home features two generous living areas, perfect for both relaxation and entertaining. A standout feature is the fantastic garage conversion, which has been transformed into a stunning open-plan kitchen diner. This space is not only functional but also serves as the heart of the home, where family and friends can gather.

With four spacious bedrooms, this property offers ample room for a growing family. The convenience of three bathrooms, including two en suite facilities, ensures that morning routines run smoothly. This home is a complete blank canvas, ready for any buyer to infuse their own style and preferences.

Location is key, and this property does not disappoint. It is conveniently situated close to bus routes, local schools, and a variety of amenities. Additionally, major motorway and network

Cover Drive, Rochdale, OL11 3DB

Offers Over £290,000



- An Outstanding Detached Property
- Two Living Areas
- Off Road Parking
- Tenure Leasehold
- Four Bedrooms
- Perfect Family Home
- Council Tax Band D
- Three Bathrooms
- Sought After Location
- EPC Rating C

Ground Floor

Entrance Hall

12'2 x 7'4 (3.71m x 2.24m)

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect laminate flooring, single glazed frosted doors to two reception rooms, WC and stairs to first floor.

WC

5'10 x 3'4 (1.78m x 1.02m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, tiled elevations and tiled effect lino flooring.

Reception Room One

16'6 x 10'1 (5.03m x 3.07m)

UPVC double glazed bay window, central heating radiator, television point, integrated storage and wood effect laminate flooring.

Reception Room Two

17'9 x 12'11 (5.41m x 3.94m)

Two UPVC double glazed windows, central heating radiator, television point, under stairs storage, wood effect laminate flooring, door to kitchen/dining area and UPVC double glazed French doors to rear.

Kitchen

17'3 x 9'5 (5.26m x 2.87m)

UPVC double glazed window, range of high gloss wall and base units with marble effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, space for dryer, laminate flooring and composite double glazed frosted door to rear.

First Floor

Landing

12'9 x 11'2 (3.89m x 3.40m)

Central heating radiator, loft access, storage cupboard, doors leading to four bedrooms and family bathroom.

Bedroom One

13'11 x 10'9 (4.24m x 3.28m)

UPVC double glazed window, central heating radiator, ceiling fan, television point, fitted wardrobes and door to en suite.

En Suite

8'8 x 4'3 (2.64m x 1.30m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

Bedroom Two

10'4 x 10'1 (3.15m x 3.07m)

UPVC double glazed window, central heating radiator, television point and door to en suite.

En Suite

7'3 x 6'0 (2.21m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, spotlights, extractor fan and tiled effect lino flooring.

Bedroom Three

9'10 x 9'5 (3.00m x 2.87m)

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

Bedroom Four

9'5 x 7'10 (2.87m x 2.39m)

Velux window, central heating radiator and wood effect lino flooring.

Bathroom

10'1 x 6'4 (3.07m x 1.93m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

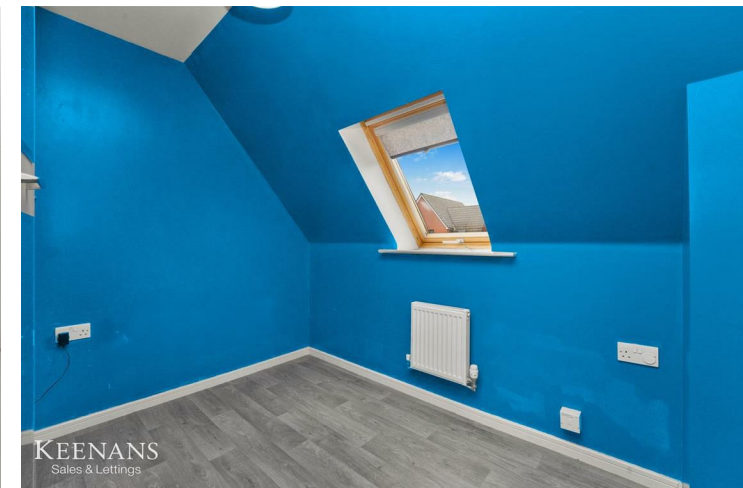
External

Rear

Laid to lawn garden with paving, decking, stone chippings and bedding area.

Front

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



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