


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	

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## Linnell Drive, Rochdale, OL11 5QP

**£400,000**

THE PERFECT SEMI DETACHED FAMILY HOME

Nestled on the desirable Linnell Drive in Rochdale, this exquisite semi-detached house is a true gem, boasting an impressive 1,389 square feet of living space. Set on a corner plot, the property has been meticulously updated and presented to the highest standard, ensuring a welcoming atmosphere with its immaculate presentation and neutral decor.

Upon entering, you will be greeted by a spacious lounge that flows seamlessly into an impressive open-plan kitchen diner, perfect for family gatherings and entertaining guests. The ground floor also features a versatile second living area, which can easily serve as a fifth bedroom, alongside a convenient utility room and a downstairs WC.

The first floor is home to four generously sized bedrooms, providing ample space for family living. Additionally, the property boasts two well-appointed bathrooms, ensuring comfort and convenience for all.

Outside, the property is equally impressive, featuring a double driveway and an added garage for secure parking. The beautifully maintained wrap-around gardens offer a tranquil outdoor space, ideal for relaxation or play.

# Linnell Drive, Rochdale, OL11 5QP

£400,000



- Semi Detached Family Home
- Open Plan Kitchen Diner
- Off Road Parking
- Tenure - Leasehold
- Driveway And Garage
- Corner Plot Setting
- EPC Rating - C
- Four To Five Bedrooms
- Wrap Around Gardens
- Council Tax Band - D

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to hall.

### Hall

17'10 x 6'6 (5.44m x 1.98m)

UPVC double glazed frosted window, central heating radiator, dado rail, under stairs storage, doors to reception room, kitchen diner and stairs to first floor.

### Reception Room One

14'10 x 11'10 (4.52m x 3.61m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, television point.

### Kitchen Diner

27'9 x 11'3 (8.46m x 3.43m)

UPVC double glazed window, central heating radiator, range of grey high gloss wall and base units, granite effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric high rise oven and microwave with five ring gas hob and extractor hood, integrated fridge/freezer, integrated bin storage, plumbing for dishwasher, spotlights, wood effect laminate flooring, UPVC double glazed French doors to reception room two/bedroom five, door to utility room, UPVC double glazed frosted door to rear.

### Utility Room

4'6 x 4'1 (1.37m x 1.24m)

Plumbing for washing machine and dryer, wood effect lino flooring, door to WC.

### WC

4'6 x 3'1 (1.37m x 0.94m)

A two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, extractor fan, wood effect lino flooring.

### Reception Room Two/Bedroom Five

12'9 x 11'1 (3.89m x 3.38m)

UPVC double glazed window, central heating radiator, PVC panelling to ceiling, spotlights, television point.

## First Floor

## Landing

16'11 x 8 (5.16m x 2.44m)

UPVC double glazed frosted window, loft access, dado rail, doors to four bedrooms and bathroom.

### Bedroom One

13 x 12'3 (3.96m x 3.73m)

UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes with access to en suite.

### En Suite

7'10 x 6'5 (2.39m x 1.96m)

UPVC double glazed window, central heating radiator, a three piece suite comprising of a P shaped panelled bath with waterfall mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, PVC panelling to ceiling, spotlights, extractor fan, tiled effect lino flooring.

### Bedroom Two

11'6 x 10'5 (3.51m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Three

13'3 x 8'7 (4.04m x 2.62m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Four

8'1 x 8'1 (2.46m x 2.46m)

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

### Bathroom

8'7 x 7'10 (2.62m x 2.39m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, panelled bath with direct feed shower and mixer tap with rinse head, tiled elevations, integrated linen cupboard, tiled effect lino flooring.

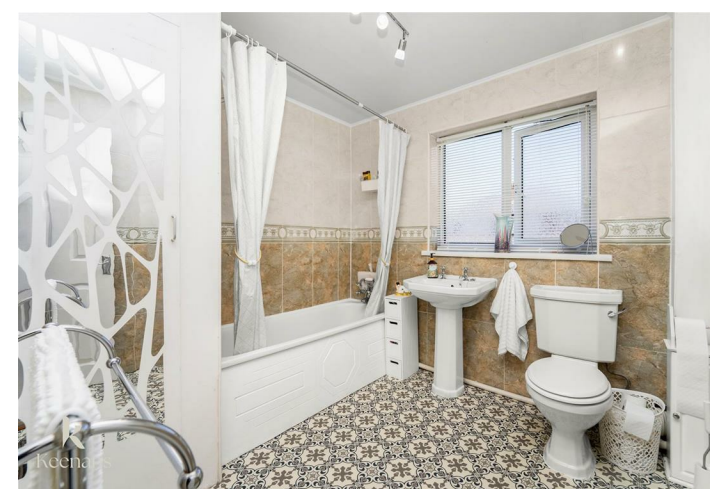
## External

### Front

Concrete imprinted double driveway with access to garage.

### Rear

Wrap around garden with laid to lawn garden, artificial lawn, paving, bedding and mature shrubbery.



Tel: 01706396140

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