Keenans









Windham Street, Rochdale, OL16 2PY

Offers Over £220,000

Welcome to this stunning modern home located on Windham Street in Rochdale. This delightful property offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or professionals seeking a stylish residence.

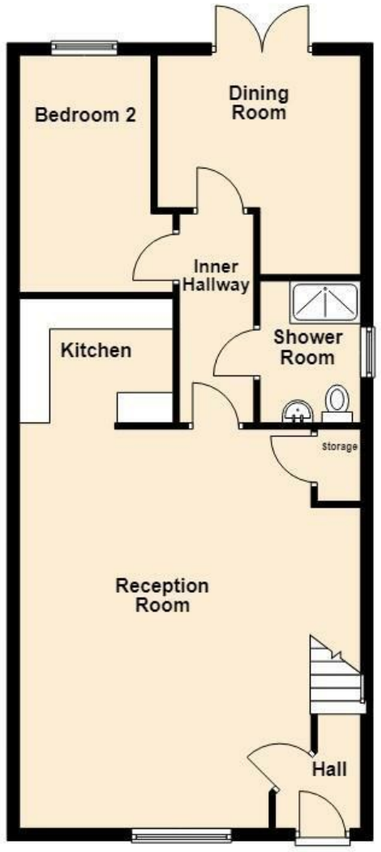
As you enter the ground floor, you are greeted by a spacious reception room that seamlessly flows into an open-plan modern kitchen. This layout is perfect for entertaining guests or enjoying family meals. The ground floor also features a well-appointed bathroom, a cosy bedroom, and a charming dining room, providing ample space for relaxation and socialising.

Venturing upstairs, you will find a generously sized bedroom that boasts a Velux window, allowing natural light to flood the space, creating a bright and airy atmosphere. This bedroom also includes a fitted wardrobe, offering convenient storage solutions.

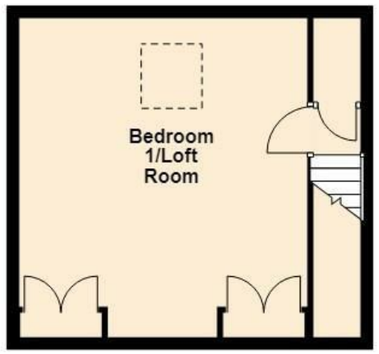
With its modern design and thoughtful layout, this home is not only aesthetically pleasing but also functional. The property is situated in a desirable area of Rochdale, providing easy access to local amenities, schools, and transport links.

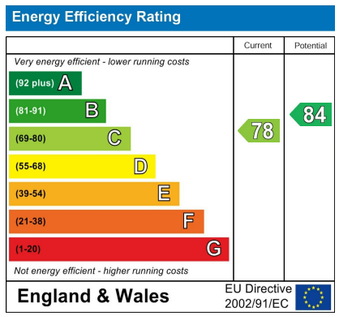
This exceptional home is a must-see for anyone looking to enjoy modern living in a welcoming environment. Don't miss the opportunity to make this beautiful property your own.

Ground Floor



First Floor





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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- Tenure Leasehold
- Off Road Parking
- Ideal Home For A Couple Or Single Occupancy
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Two Well Proportioned Bedrooms
- Viewing essential
- EPC Rating C
- Modern Fitted Kitchen And Three Piece Walk In Shower Room
- Enviable Garden Space

Ground Floor

Entrance
Composite door to hall.

Hall
7'3 x 4'6 (2.21m x 1.37m)

Central heating radiator, smoke alarm, door to reception room and stairs to first floor bedroom/Loft room.

Reception Room
21'6 x 14'9 (6.55m x 4.50m)

UPVC double glazed window, central heating radiator, open access to kitchen, doors to inner hall and storage and laminate flooring.

Kitchen
8'4 x 6'7 (2.54m x 2.01m)

Gloss wall and base units, wood effect work top, tiled splash back, stainless steel sink and drainer with mixer tap, oven and a microwave in a high rise unit, four ring electric hob and extractor hood, central island, integrated fridge freezer, integrated washing machine and dishwasher, spotlights, smoke alarm, and laminate flooring.

Inner Hall
10'3 x 3'4 (3.12m x 1.02m)

Doors to dining room, shower room and bedroom two, laminate flooring.

Dining Room
11'8 x 11' (3.56m x 3.35m)

Central heating radiator, UPVC double glazed French doors to garden and laminate flooring.

Bedroom Two
13' x 7' (3.96m x 2.13m)

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

Shower Room
7'8 x 5'4 (2.34m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed shower, part tiled elevation, extractor fan and tiled floor.

First Floor

Bedroom One/Loft Room
17'2 x 14'9 (5.23m x 4.50m)

Velux window, central heating radiator, built in wardrobes/drawers.

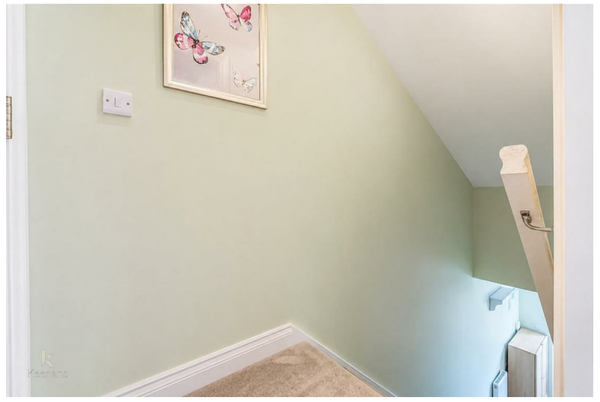
External

Front
Laid to lawn garden, drive for off road parking and path to front entrance door.

Rear
Enclosed laid to lawn garden, slate chipped bedding areas, raised planting beds for easy maintenance, mature shrubs, paving.










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