Keenans











Edenfield Road, Rochdale, OL11 5AA

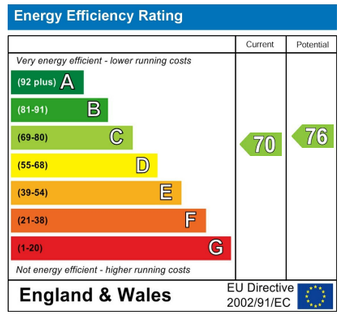
£190,000

THREE BEDROOM HOME - TWO RECEPTION AREAS AND LARGE GARDENS

this delightful three-bedroom home offers a perfect blend of comfort and practicality. As you step inside, you are greeted by two spacious reception areas, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed to provide ample living space for families or individuals seeking room to grow.

One of the standout features of this property is its generous-sized front and rear gardens. These outdoor spaces are perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. Additionally, the property includes outside storage, providing a convenient solution for keeping your belongings organised and secure.

This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its inviting atmosphere and practical amenities, it is an excellent opportunity for anyone looking to settle in a welcoming community. Whether you are a first-time buyer or seeking a family home, this property on Edenfield Road is sure to meet your needs and exceed your expectations.



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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Edenfield Road, Rochdale, OL11 5AA

£190,000

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- Tenure Freehold
- On Street Parking
- Bursting With Potential
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ideal First Time Buy Or Investment Opportunity
- EPC Rating C
- Enviable Garden Space To Front And Rear Of Property
- Viewing Essential

Ground Floor

Entrance Hall
14' x 3'3 (4.27m x 0.99m)

Reception Room One
13'3 x 10'6 (4.04m x 3.20m)

Reception Room Two
13'3 x 10'6 (4.04m x 3.20m)

Kitchen
10'5 x 6' (3.18m x 1.83m)

First Floor

Landing
13'2 x 5'5 (4.01m x 1.65m)

Bedroom One
13'1 x 10'2 (3.99m x 3.10m)

Bedroom Two
13'2 x 8'8 (4.01m x 2.64m)

Bedroom Three
13'1 x 6'9 (3.99m x 2.06m)

Bathroom
7'2 x 5'6 (2.18m x 1.68m)

External

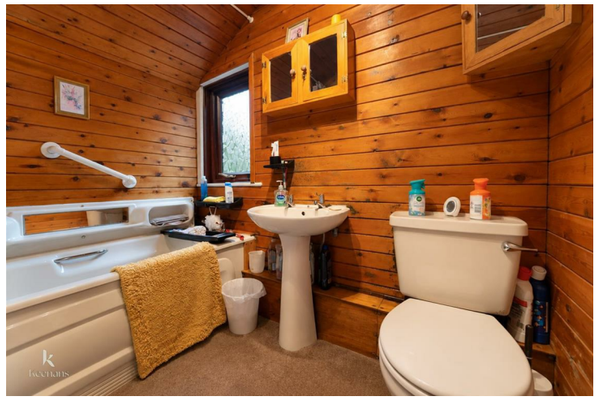
Front
Laid to lawn garden, bedding areas with mature shrubs and pathway to front entrance door.

Rear
Laid to lawn garden, bedding area, mature shrubs, green house and gate to shared access road.










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