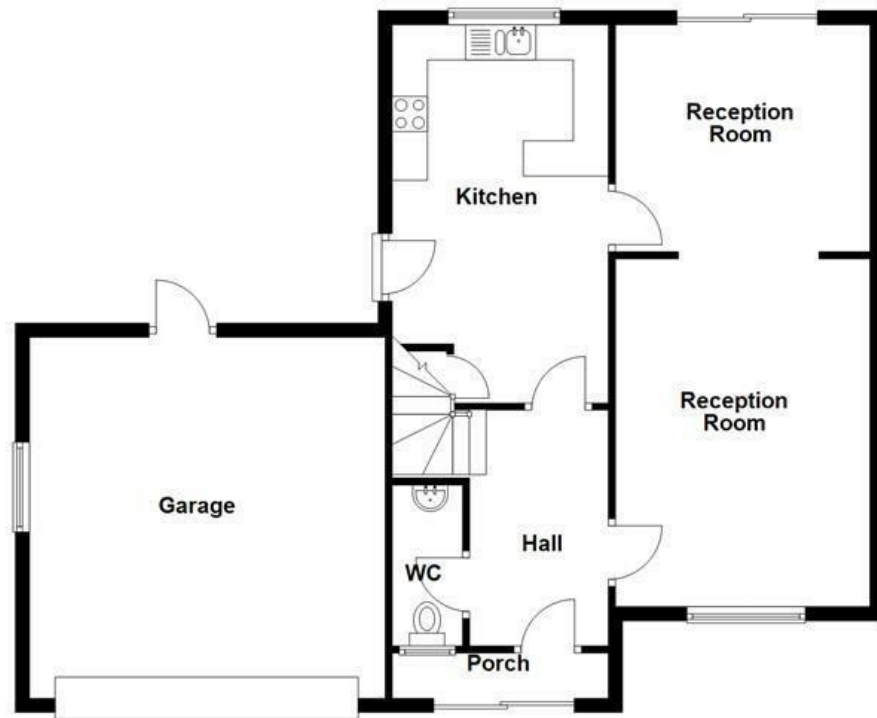
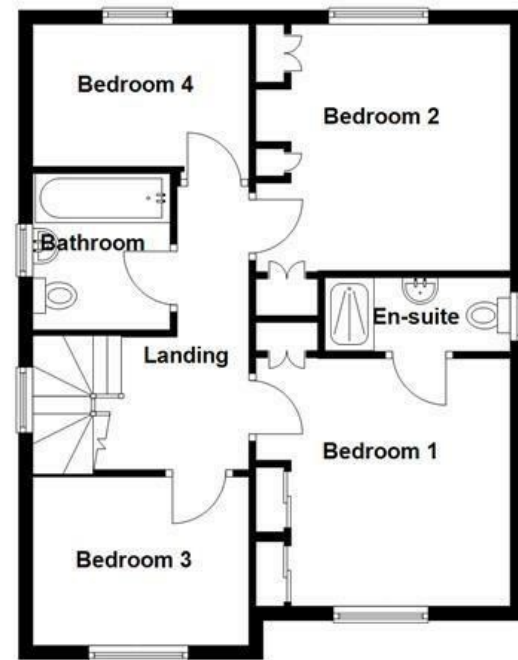


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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.

## Petrel Close, Rochdale, OL11 5QT

### Offers Over £450,000

AN OUTSTANDING DETACHED FAMILY HOME

Nestled on the highly sought-after Petrel Close, Rochdale, this enviable detached family home presents an exceptional opportunity for those seeking both space and potential. Boasting four generously sized bedrooms, this property is ideal for a growing family. The open plan living and dining area creates a welcoming atmosphere, perfect for entertaining or enjoying family time.

The house features two well-appointed bathrooms, ensuring convenience for all family members. With its blank canvas interior, you have the freedom to personalise the space to reflect your unique style and preferences. The property is not overlooked from the rear, providing a sense of privacy and tranquillity in your outdoor space.

Outside, the enviable rear garden offers ample room for children to play or for hosting summer gatherings. The double driveway and double garage provide plenty of parking and storage options, making this home as practical as it is appealing.

Situated within a desirable estate, this property is conveniently located near local schools, amenities, and excellent transport links, including bus routes and major motorways. This prime location ensures that you are never far from the essentials while enjoying the peace of a residential area.

# Petrel Close, Rochdale, OL11 5QT

Offers Over £450,000

4 2 2 D

- Impressive Detached Property
- Two Reception Rooms
- Off Road Parking And Double Garage
- EPC Rating: D
- Four Double Bedrooms
- Spacious Fitted Kitchen
- Tenure: Leasehold
- Two Bathrooms
- Gardens To Front And Rear
- Council Tax Band: E

## Ground Floor

### Porch

10'1 x 2'1 (3.07m x 0.64m)

Aluminium double glazed sliding doors to enter, tiled floor and hardwood single glazed frosted door to hall.

### Hall

12' x 10'1 (3.66m x 3.07m)

Central heating radiator, coving, stairs to first floor and doors to reception room one, kitchen and WC.

### WC

7'6 x 3'3 (2.29m x 0.99m)

Hardwood single glazed frosted window, central heating radiator, dual flush WC and pedestal wash basin with mixer tap.

### Reception Room One

16'3 x 11'11 (4.95m x 3.63m)

Hardwood double glazed window, central heating radiator, coving, three feature wall lights, gas fire, stone hearth and tiled surround, granite effect hearth, TV point and open access to reception room two.

### Reception Room Two

11'11 x 10'7 (3.63m x 3.23m)

Central heating radiator, coving, door to kitchen and UPVC double glazed sliding door to rear.

### Kitchen

17'8 x 10'1 (5.38m x 3.07m)

Two hardwood double glazed windows, central heating radiator, laminate wall and base units, wood effect worktops, tiled splash back, one and half bowl sink with draining board and mixer tap, integrated electric double oven, four ring electric hob, extractor hood, space for fridge freezer, plumbing for washing machine, under stairs storage, tile effect vinyl flooring and hardwood single glazed frosted door to rear.

## First Floor

### Landing

13'7 x 10'1 (4.14m x 3.07m)

Hardwood double glazed leaded stained glass window, coving, loft access and door to four bedrooms and bathroom.

## Bedroom One

11'11 x 11'7 (3.63m x 3.53m)

Hardwood double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

## En Suite

8'8 x 3'7 (2.64m x 1.09m)

Hardwood double glazed frosted window, central heating radiator, spotlights, low flush WC, pedestal wash basin with traditional taps, direct feed electric shower in enclosure, extractor fan and tiled elevation.

## Bedroom Two

11'11 x 11'6 (3.63m x 3.51m)

Hardwood double glazed window, central heating radiator, coving and fitted wardrobes, vanity unit and headboard.

## Bedroom Three

10'1 x 7'10 (3.07m x 2.39m)

Hardwood double glazed window, central heating radiator, coving and TV point.

## Bedroom Four

10'1 x 7'3 (3.07m x 2.21m)

Hardwood double glazed window, central heating radiator and coving.

## Bathroom

7' x 6'5 (2.13m x 1.96m)

Hardwood double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over and tiled elevation.

## Extenal

### Front

Laid to lawn garden, paving, bedding areas and block paved double drive leading to double garage.

### Garage

16'10 x 16'7 (5.13m x 5.05m)

Electric up and over door, hardwood single glazed frosted window, power, lighting, Baxi boiler and hardwood door to rear.

### Rear

Laid to lawn garden, paving, bedding areas and mature shrubs.



Tel: 01706396140

www.keenans-estateagents.co.uk