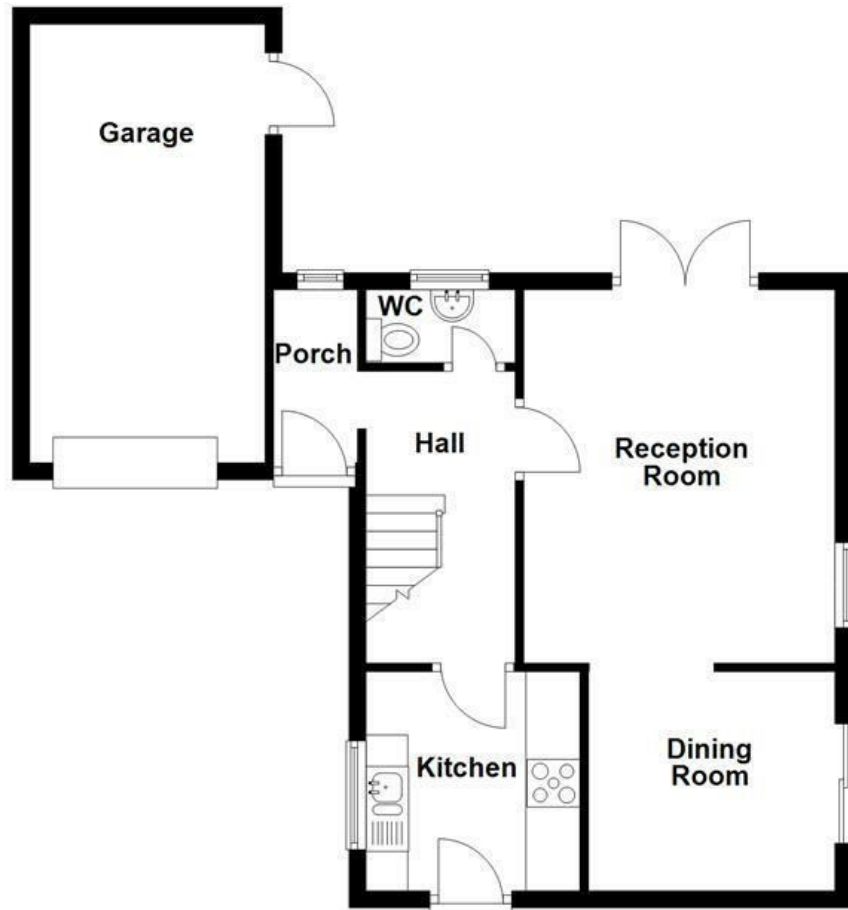


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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.

## Dell Side Way, Rochdale, OL12 6XX

### Offers In Excess Of £350,000

AN IDYLIC FAMILY HOME ON AN IMPRESSIVE PLOT

Nestled in the sought-after area of Dell Side Way, Rochdale, this exceptional detached house offers a unique opportunity for those seeking a spacious and versatile family home. Built in 1994, the property is set on an impressive corner plot, boasting wrap-around gardens that provide a delightful outdoor space for relaxation and recreation.

Inside, the home features three generously sized double bedrooms, ensuring ample accommodation for families or guests. The open-plan living space is designed for modern living, creating a welcoming atmosphere for both entertaining and everyday life. With two well-appointed bathrooms, convenience is at the forefront of this property's design.

The neutral decoration throughout serves as a blank canvas, allowing potential buyers to personalise the space to their taste and style. The integrated garage adds practicality, making it easy to store vehicles or outdoor equipment.

Location is key, and this property does not disappoint. It is conveniently situated near bus routes, local schools, and various amenities, ensuring that everything you need is within easy reach. Additionally, excellent network links make commuting a breeze.

# Dell Side Way, Rochdale, OL12 6XX

Offers In Excess Of £350,000



- Prime Location
- Open-plan Living
- Off Road Parking
- Tenure - Leasehold
- Three Double Bedrooms
- Two Modern Bathrooms
- EPC Rating - C
- Wrap-around Gardens
- Corner Plot Setting
- Council Tax Band - D

## Ground Floor

### Entrance

UPVC double glazed frosted door to porch.

### Porch

6'5 x 3'3 (1.96m x 0.99m)

UPVC double glazed leaded window, coving, open to hallway, door to garage.

### Garage

16'11 x 9'1 (5.16m x 2.77m)

Power, lighting, hardwood door to the rear, up and over garage door.

### Hall

11'2 x 5'9 (3.40m x 1.75m)

Central heating radiator, coving, spotlights, smoke alarm, under stairs storage, wood effect laminate flooring, hardwood doors to reception room, kitchen and WC, stairs to first floor.

### WC

5'10 x 3 (1.78m x 0.91m)

UPVC double glazed frosted leaded window, heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, overhead integral storage, spotlights, tiled floor.

### Reception Room

14'5 x 12 (4.39m x 3.66m)

UPVC double glazed leaded window, central heating radiator, coving, gas fire with limestone hearth and surround, two feature wall lights, television point, wood effect laminate flooring, open to the dining room, UPVC double glazed French doors to rear.

### Dining Room

9'10 x 8'3 (3.00m x 2.51m)

Central heating radiator, coving, wood effect laminate flooring, UPVC double glazed sliding doors to rear.

### Kitchen

9'10 x 9'4 (3.00m x 2.84m)

UPVC double glazed window, central heating radiator, panelled wall and base units, wood effect surfaces, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric double high rise oven with five ring gas hob and extractor hood, space for fridge/freezer, plumbing for washing machine, spotlights, lino flooring, UPVC door to side.

## First Floor

### Landing

10'10 x 10 (3.30m x 3.05m)

Two UPVC double glazed leaded windows, coving, loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

11'8 x 11'6 (3.56m x 3.51m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, door to en suite.

### En Suite

7'10 x 3'7 (2.39m x 1.09m)

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

### Bedroom Two

11'8 x 7'10 (3.56m x 2.39m)

Two UPVC double glazed leaded windows, central heating radiator.

### Bedroom Three

10'1 x 7'9 (3.07m x 2.36m)

Two UPVC double glazed leaded windows, central heating radiator, over stairs storage cupboard.

### Bathroom

6'2 x 5'7 (1.88m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap. Panelled bath with electric feed shower and mixer tap, tiled elevations, spotlights, extractor fan, lino flooring.

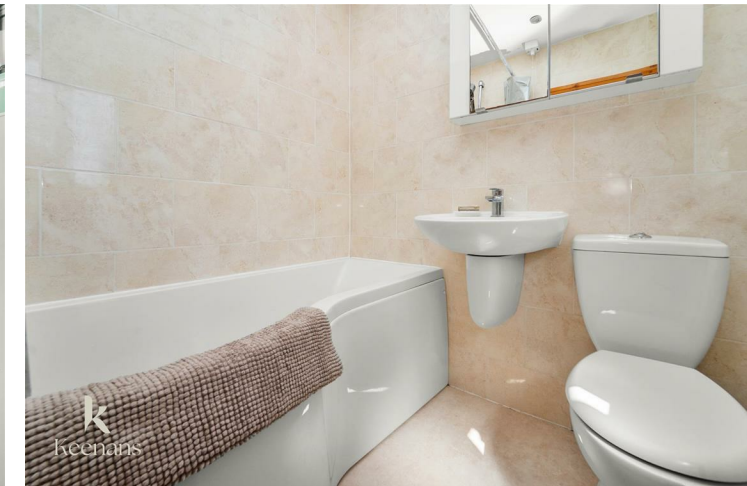
## External

### Front

Driveway and access to garage.

### Rear

Wrap around garden with paving, beddings and mature shrubbery. Access to garage.



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