

Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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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New Barn Lane, Rochdale, OL11 3PY

£190,000

Nestled on New Barn Lane in the charming town of Rochdale, this stunning two-bedroom bungalow offers a delightful blend of character and modern comfort. As you step inside, you are greeted by a warm and inviting atmosphere, enhanced by a multi-fuel log burner fire that serves as a perfect focal point for cosy evenings in. The bungalow boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed to maximise both functionality and comfort, making it an ideal home for couples, small families, or those seeking a peaceful retreat. One of the standout features of this property is the large garage, which offers plenty of storage space or the potential for a workshop, catering to a variety of needs. Additionally, the private car spaces ensure that parking is never a concern, providing convenience for you and your guests. Surrounded by the natural beauty of Rochdale, this cottage is perfectly positioned to enjoy the tranquillity of the countryside while still being within easy reach of local amenities and transport links. Whether you are looking to unwind in a serene setting or seeking a home with character, this property is sure to impress. Do not miss the opportunity to make this charming cottage your own. It is a true gem in a desirable location, ready to welcome its new owners.

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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 A
 - Two Well Proportioned Bedrooms
 - Enviable Garden Space To The Front And Rear Of Property
- EPC Rating D
 - Modern Fitted Kitchen
 - Viewing Essential

Ground Floor

Entrance Vestibule

3'1 x 2'9 (0.94m x 0.84m)

Hall

10'7 x 2'9 (3.23m x 0.84m)

Reception Room

14'1 x 11'9 (4.29m x 3.58m)

Kitchen

11'9 x 9'9 (3.58m x 2.97m)

Bedroom One

10'9 x 10'3 (3.28m x 3.12m)

Bedroom Two

7'8 x 7'1 (2.34m x 2.16m)

Shower Room

7'1 x 4'8 (2.16m x 1.42m)

External

Front

Enclosed garden with lawn, bedding areas, mature shrubs and paving.

Rear

Enclosed paved garden with bedding areas, mature shrubs, greenhouse and decked area.



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