



## Greengrove Bank, Rochdale, OL16 2QL

### £1,350

#### SPACIOUS FAMILY HOME

Nestled in the desirable area of Greengrove Bank, Rochdale, this charming house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a family bathroom and an ensuite shower room, this property is ideal for families or those seeking extra space.

The heart of the home is the open plan kitchen and dining room, which creates a warm and inviting atmosphere for family gatherings and entertaining guests. Additionally, a separate utility room adds convenience to daily chores.

One of the standout features of this property is the generous garden, providing ample outdoor space for relaxation, play, or gardening enthusiasts. Furthermore, the garage has been thoughtfully converted into a versatile home office or gym, catering to the needs of today's lifestyle.

Situated in a popular location, this home boasts excellent access to nearby amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. Commuters will appreciate the convenient transport links, making travel to surrounding areas a breeze.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
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.



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 3  2  1  C

- Detached Property
  - Contemporary Fitted Kitchen With Dining Area And Separate Utility Room
  - Off Road Parking
  - EPC Rating: C
- Three Bedrooms
  - Two Bathrooms
  - Tenure: Freehold
- One Reception Room
  - Gardens To Front And Rear
  - Council Tax Band: C

### Ground Floor

#### Hall

Composite double glazed frosted entrance door, central heating radiator, smoke alarm, coving, stairs to first floor and doors to reception room, WC and kitchen/dining room.

#### Reception Room

12'10 x 10'10 (3.91m x 3.30m)  
UPVC double glazed bay window, central heating radiator, coving, living flame gas fire and marble effect hearth surround and mantle.

#### WC

6'1 x 2'9 (1.85m x 0.84m)  
UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, vanity top wash basin with mixer tap, part tiled elevation and wood effect flooring.

#### Kitchen/Dining Room

17'9 x 10'10 (5.41m x 3.30m)  
UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, integrated oven, four ring gas hob, extractor hood, stainless steel splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for dishwasher, integrated fridge, plinth lighting, part tiled flooring, open access to utility room and UPVC double glazed French doors to rear.

#### Utility Room

5'6 x 5'1 (1.68m x 1.55m)  
Wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, plumbing for washing machine, wall mounted boiler, tiled floor and door to side.

### First Floor

#### Landing

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

#### Bedroom One

11'2 x 11'1 (3.40m x 3.38m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

6'6 x 4'9 (1.98m x 1.45m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in single enclosure, extractor fan, PVC panel ceiling, PVC panel elevation and wood effect flooring.

#### Bedroom Two

9'8 x 7'11 (2.95m x 2.41m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'11 x 7'10 (2.41m x 2.39m)  
UPVC double glazed window and central heating radiator.

### Bathroom

6'4 x 6'4 (1.93m x 1.93m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and tiled flooring.

### External

#### Front

Laid to lawn garden, driveway for off road parking leading to garage.

#### Rear

Laid to lawn garden, paving, slate chips and door to garage.

### Garage

10'1 x 9'4 (3.11m x 2.84m) Converted to gym/office.  
9'4 x 4'4 (2.84m x 1.32m) Storage.

### Gym & Office

10'2 x 9'4 (3.10m x 2.84m)



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