Keenans









Dell Road, Rochdale, OL12 6AZ

£825 Per Month

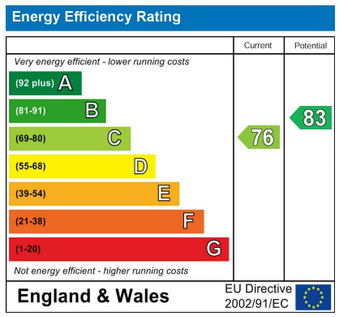
A TWO BEDROOM GROUND FLOOR APARTMENT

This well-presented two-bedroom ground floor apartment is being welcomed to the rental market, located within a popular development in the highly desirable residential area of Shawclough. The property enjoys convenient access to a range of local amenities, along with scenic countryside walks at nearby Healey Dell Nature Reserve.

The accommodation briefly comprises an entrance hallway, two spacious double bedrooms, a modern three-piece bathroom, and an open-plan kitchen and living area complete with a breakfast bar. Additional benefits include electric heating, uPVC double glazing throughout, and a generous loft space with a drop-down ladder, providing excellent storage.

Externally, the development offers well-maintained communal areas, along with both resident and visitor parking situated close by.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.



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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- Two Bedrooms
- Close Proximity to Local Amenities
- EPC Rating - C
- Ground Floor Apartment
- Modern Fitted Kitchen
- Allocated & Visitor Parking
- Popular Shawclough Location
- Council Tax Band - B
- Three Piece Bathroom

Ground Floor

Entrance Hallway

13'2 x 6'9 (4.01m x 2.06m)

Hardwood front entrance door, central heating radiator, telecom, smoke alarm, electric meter and doors to storage, bathroom, two bedrooms and open plan living kitchen.

Open Plan Living Kitchen

19'4 x 15'2 (5.89m x 4.62m)

Two central heating radiators, range of high gloss wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, integrated fridge and washing machine, laminate flooring and UPVC double glazed French doors to the garden.

Bedroom One

9'8 x 8'8 (2.95m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9' x 7'6 (2.74m x 2.29m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Dual flush WC, pedestal wash basin, tile panelled bath with direct feed shower overhead, shaver point, spotlights, extractor fan and lino flooring.

External

Residents and visitors parking. Communal laid to lawn garden with stone chipped bedding.










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