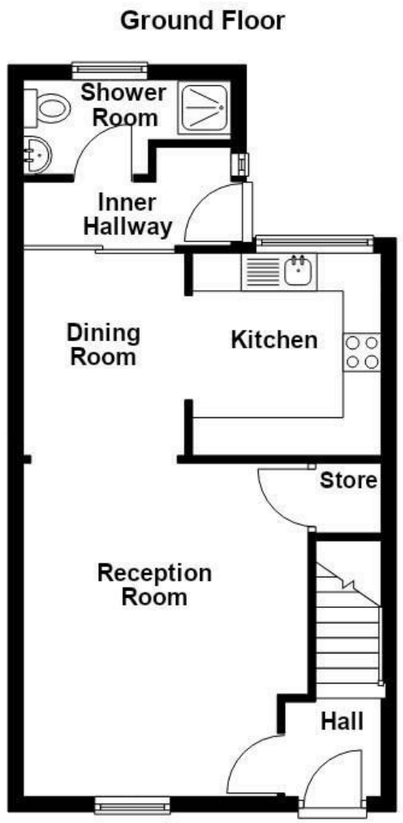
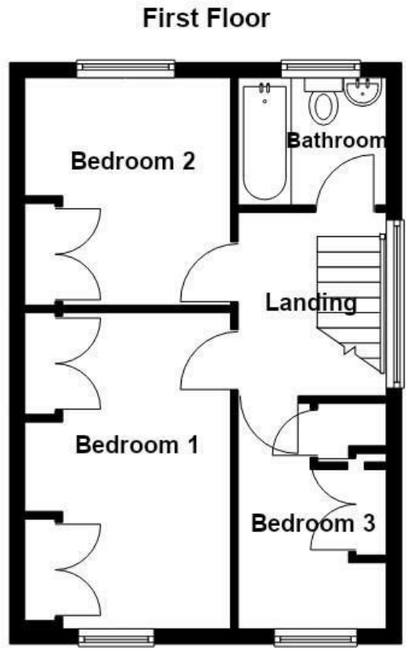
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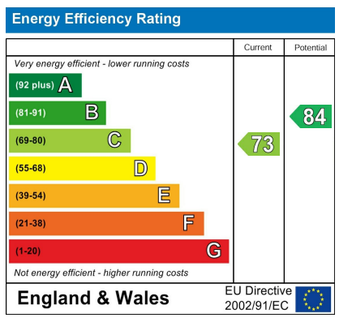












St. Josephs Drive, Rochdale, OL16 4XS

£1,200 Per Month

A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY NOW AVAILABLE TO LET

Nestled on St. Josephs Drive in the charming town of Rochdale, this delightful semi-detached house is now available for rent. Boasting three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable living space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The property features two modern bathrooms, adding convenience for busy households.

This home has been finished to a good standard, offering a blend of contemporary style and practicality. The well-maintained interiors create a pleasant environment, ready for you to move in and make it your own.

Situated in a prime location, this property enjoys excellent access to network links, making commuting a breeze. Whether you are travelling for work or leisure, you will appreciate the convenience of nearby transport options.

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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www.keenans-estateagents.co.uk

St. Josephs Drive, Rochdale, OL16 4XS

£1,200 Per Month

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- Close Proximity To Local Amenities
- Off Road Parking
- Three Piece Shower Room And Bathroom For Convenience
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Low Maintenance Rear Garden Space
- EPC Rating C
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance
UPVC double glazed door to hall.

Hall
11'1 x 4'5 (3.38m x 1.35m)
Door to reception room and stairs to first floor.

Reception Room
14'5 x 12'4 (4.39m x 3.76m)
UPVC double glazed window, central heating radiator, coving, dado rail, door to storage and open to dining room.

Dining Room
8'9 x 7' (2.67m x 2.13m)
Central heating radiator, coving, dado rail, open access to kitchen and sliding doors to inner hall.

Kitchen
8'9 x 8'2 (2.67m x 2.49m)
UPVC double glazed window, wall and base units, laminate work top, tiled splash back, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, access to combi boiler, space for fridge freezer, plumbing for washing machine, smoke alarm and lino flooring.

Inner Hall
9' x 4'3 (2.74m x 1.30m)
UPVC door, UPVC double glazed window, central heating radiator and door to shower room.

Shower Room
8'4 x 4'1 (2.54m x 1.24m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower with rinse head, tiled elevation, extractor fan and lino flooring.

First Floor

Landing
7'11 x 6'5 (2.41m x 1.96m)
UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One
13'8 x 8'11 (4.17m x 2.72m)
UPVC double glazed window and central heating radiator.

Bedroom Two
9'10 x 8'11 (3.00m x 2.72m)
UPVC double glazed window and central heating radiator.

Bedroom Three
9'9 x 6'5 (2.97m x 1.96m)
UPVC double glazed window and central heating radiator.

Bathroom
6'5 x 5'6 (1.96m x 1.68m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, extractor fan and lino flooring.

External

Front
Laid to lawn garden, pathway to front entrance door and block paved drive for off road parking.

Rear
Enclosed block paved garden.










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