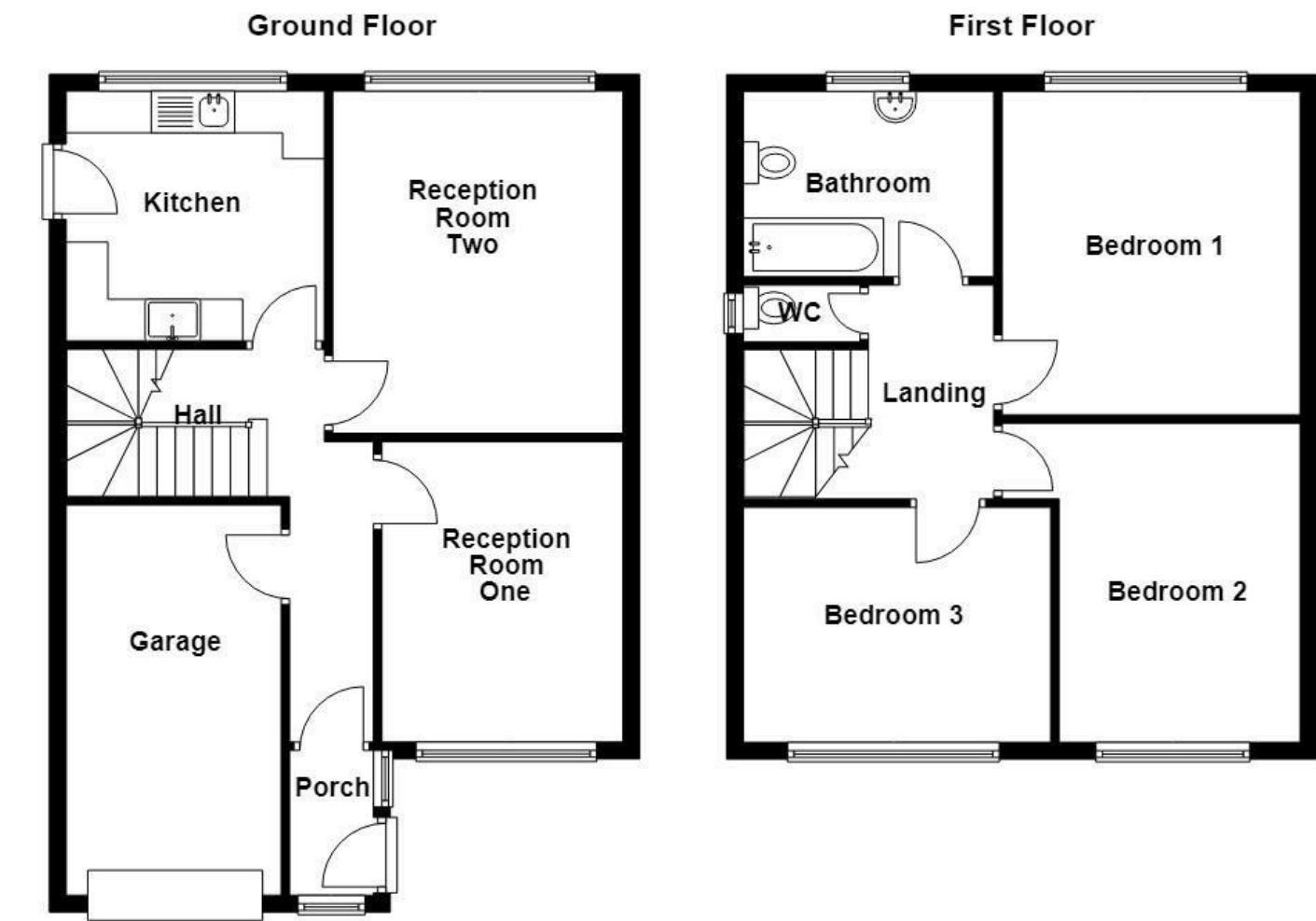




War Office Road, Rochdale, OL11 5HR

£1,395 Per Calendar Month

A FANTASTIC THREE BEDROOM DETACHED FAMILY HOME WITH INTEGRAL GARAGE

Keenans are delighted to introduce this three-bedroom, detached home to the rental market. Located on the very popular War Office Road in Bamford. Externally, the home benefits from a large driveway providing off-road parking for multiple vehicles, integral garage, along with generous gardens to both the front and rear.

The property briefly consists; internally two spacious reception rooms offering flexible living accommodation, alongside a modern fitted kitchen. The garage can also be accessed directly from the hallway, adding further convenience. To the first floor, the property boasts three double bedrooms the main bedroom with fitted wardrobes - perfect for families or those requiring home office space. There is a separate WC and a three-piece family bathroom, comprising a bath with electric shower over, wash basin, and WC.

Ideally located close to a lots of local amenities including Bamford Shopping Precinct, beautiful countryside walks as well as excellent motorway links and regular bus routes to Heywood, Bury and Manchester to name but a few.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  C

- Detached Property
 - Wrap Around Gardens
 - Modern Fitted Kitchen
- Three Double Bedrooms
 - Garage and Off Road Parking for Multiple Vehicles
 - EPC Rating - C
- Sought After Bamford Location
 - Two Reception Rooms
 - Council Tax Band - D

Ground Floor

Entrance Porch

Composite double glazed frosted entrance door, UPVC double glazed windows and hardwood glazed door to hall.

Hallway

GCH radiator, doors to two reception rooms, integral garage, kitchen, stairs to first floor and understairs cupboard.

Reception Room One

11'9" x 9'6" (3.6 x 2.9)

UPVC double glazed windows and GCH radiator

Reception Room Two

13'5" x 11'5" (4.1 x 3.5)

UPVC double glazed window, GCH radiator and stone feature fire place with electric fire.

Garage

Electric and gas meters.

Kitchen

10'2" x 9'10" (3.1 x 3.0)

UPVC double glazed window, a range of wall and base units with complimentary work surfaces, integrated 4 ring electric hod and oven with extractor hood over, tiled splash backs, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, UPVC double glazed frosted door to garden and wood effect vinyl flooring.

First Floor

Landing

UPVC double glazed window, doors to three bedrooms, bathroom and W.C.

Bedroom One

13'5" x 11'5" (4.1 x 3.5)

UPVC double glazed windows, GCH radiator and fitted wardrobes.

Bedroom Two

11'9" x 9'6" (3.6 x 2.9)

UPVC double glazed windows and GCH radiator

Bedroom Three

12'1" x 8'6" (3.7 x 2.6)

UPVC double glazed windows and GCH radiator

Bathroom

9'10" x 7'2" (3.0 x 2.2)

UPVC double glazed frosted window, chrome effect heated towel rail, white three piece bathroom suite consisting of panel bath with mix tap and shower hose, electric feed shower over, shower screen, pedestal sink with mixer tap, low level dual flush W.C, fully tiled elevations and tiled effect vinyl flooring.

W.C

UPVC double glazed frosted window, low level dual flush W.C with space saver sink and mixer tap, part tiled elevations and tiled effect vinyl flooring.

External

Front

Driveway for multiple vehicles, integral garage entrance, mature borders and side access to rear garden.

Rear

Laid to lawn garden, patio areas and mature borders.

Agents Notes

EPC Rating C.

Council Tax Band D.

Alarm system installed.

Decorated and New Carpets and Flooring throughout.

