



| 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 | | |
| | 75 | 81 |
| 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.

Sandy Lane, Rochdale, OL11 5DG

£1,100

SPACIOUS SEMI DETACHED FAMILY HOME

Situated in the desirable Sandy Lane area of Rochdale, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a well-designed layout that maximises space and comfort, making it an ideal home for modern living.

Upon entering, you are greeted by a spacious reception room that flows effortlessly into the dining area, creating a perfect setting for entertaining guests or enjoying family meals. The well-proportioned kitchen is equipped to meet all your culinary needs, providing both functionality and style.

This delightful home features three bedrooms, including two generously sized double bedrooms that offer ample storage and comfort. The third bedroom presents versatility, making it an excellent option for a home office or a guest room. The property also includes two bathrooms, featuring a separate WC in addition to the main bathroom, ensuring convenience for all residents.

Outside, the rear garden is laid to lawn and fully enclosed, providing a safe and private space for children to play or for hosting summer barbecues. This outdoor area is perfect for those who appreciate a bit of greenery and fresh air.

Sandy Lane, Rochdale, OL11 5DG

£1,100

 3  1  2  C

- Semi Detached Property
 - Fitted Kitchen
 - On Street Parking
- Three Bedrooms
 - Ample Living Space
 - Council Tax Band A
- Three Piece Bathroom Suite and Separate WC
 - Gardens to Front and Rear
 - EPC Rating C

Ground Floor

Entrance Hall

15'2 x 6'1 (4.62m x 1.85m)
UPVC double glazed frosted front door, central heating radiator, smoke detector, wood effect laminate flooring, door leading to reception room two, open to kitchen, under stairs storage and stairs to first floor.

Reception Room Two

11'9 x 11'4 (3.58m x 3.45m)
Central heating radiator, wood effect laminate flooring, folding door to reception room one and UPVC double glazed French doors to rear.

Reception Room One

12'9 x 11'1 (3.89m x 3.38m)
UPVC double glazed bay window, wall mounted electric fire and wood effect laminate flooring.

Kitchen

7'9 x 7'4 (2.36m x 2.24m)
UPVC double glazed window, coving, range of wall and base units with laminate work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, boiler enclosed, PVC panelled elevations, tiled effect lino flooring and composite double glazed stable door to rear.

First Floor

Landing

9'6 x 6'6 (2.90m x 1.98m)
UPVC double glazed frosted window, smoke detector, doors leading to three bedrooms, bathroom and WC.

Bedroom One

11'9 x 11'4 (3.58m x 3.45m)
UPVC double glazed window and central heating radiator.

Bedroom Two

11'6 x 11'2 (3.51m x 3.40m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'3 x 7'10 (2.51m x 2.39m)
UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 4'9 (2.41m x 1.45m)
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, double panel bath with mixer tap, overhead electric feed shower and rinse head, part PVC panelled elevations and tiled effect lino flooring.

WC

5'0 x 2'8 (1.52m x 0.81m)
UPVC double glazed frosted window, dual flush WC and sink unit, part PVC panelled elevations and tiled effect lino flooring.

External

Rear

Enclosed garden with laid to lawn garden, paved patio, mature shrubbery and trees.

Front

Laid to lawn garden and paving.



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