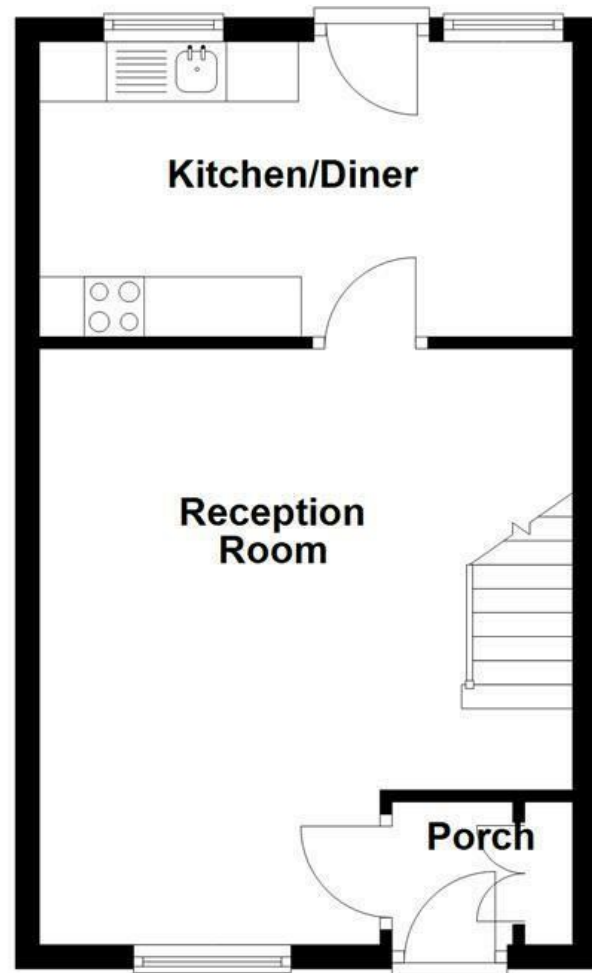
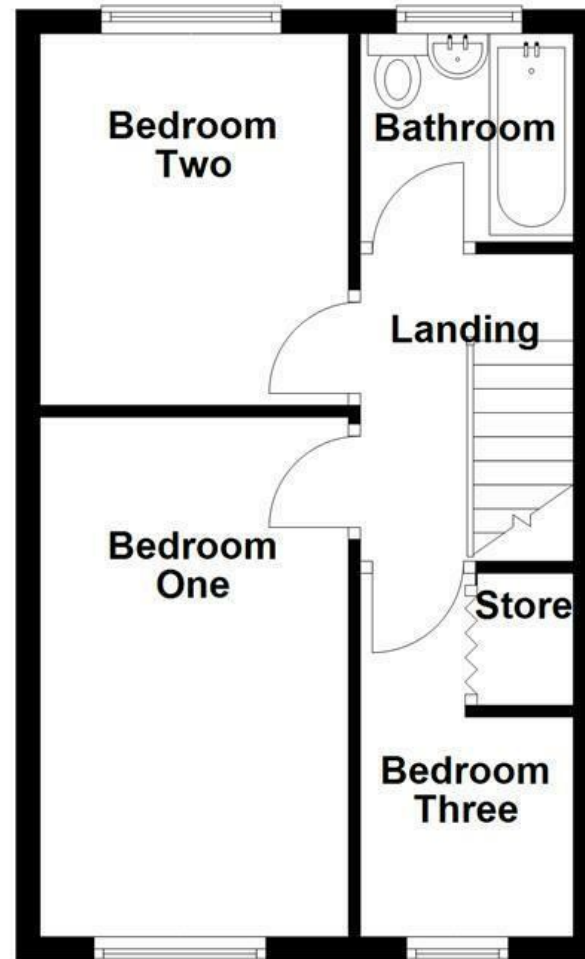


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Brooks End, Rochdale, OL11 5XX

£229,950

IMMACULATE THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A QUIET CUL DE SAC.

Keenans are thrilled to present to the market this three bedroom semi detached property in the sought after area of Norden. Offering fantastic living accommodation and beautiful views to the front aspect, this property comprises of; Entrance Porch, Lounge and Dining Kitchen. To the first floor; Three bedrooms and a three piece contemporary bathroom suite. Externally a front garden with laid to lawn and paved path with side access to a fully enclosed and landscaped rear garden.

The property gives easy access to amenities including cafes, pubs, bars and restaurants whilst also within easy reach of some excellent local primary schools. Conveniently situated close to a bus route for easy access into Rochdale and Bury town centres whilst also only a short drive from the motorway network.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property. For further information and to book a viewing, please contact our Rochdale Branch at your earliest convenience.

# Brooks End, Rochdale, OL11 5XX

£229,950



- Semi Detached House
- Sought After Location of Norden
- Council Tax Band B
- EPC Rating D
- Three Bedrooms
- Close Proximity to Local Amenities
- Off Road Parking
- Beautiful View From Front Aspect
- Three-Piece Bathroom Suite
- Tenure Freehold

## Ground Floor

suite WC, heated towel rail, fully tiled elevations, tiled flooring, recess spot lights and a frosted UPVC double glazed window.

### Porch

4'11 3'11 (1.50m 1.19m)

Cupboard housing metres and door leading into the Lounge.

### Reception Room

16'1" x 14'1 (4.90m x 4.29m)

UPVC double glazed window, electric fireplace with marble hearth and back with wooden surround, central heating radiator, fitted feature display cabinet, smoke alarm point, stairs to first floor landing with access to under stairs storage.

### Kitchen

14'1 x 9 (4.29m x 2.74m)

Range of wall and base units, wooden effect laminate work surfaces and tiled splash backs, one and a half bowl sink, drainer and mixer tap, four ring gas hob, electric oven with extractor over, plumbing for washing machine, central heating radiator, tiled effect vinyl flooring, recess spot lights, two UPVC double glazed windows and UPVC double glazed rear entrance door.

## First Floor

### Landing

8'5 x 5'10 (2.57m x 1.78m)

Loft access and UPVC double glazed window.

### Bedroom One

14'0" x 8'0" (4.27 x 2.44)

UPVC double glazed window, central heating radiator and coving to the ceiling.

### Bedroom Two

10'1" x 8'0" (3.07 x 2.44)

UPVC double glazed window, central heating radiator with television point.

### Bedroom Three

10 x 8 (3.05m x 2.44m)

UPVC double glazed window, central heating radiator and access to over stairs storage.

### Bathroom

5'10 x 5'8 (1.78m x 1.73m)

Three piece suite comprising of; panelled bath with electric shower over, wash hand basin with vanity unit and a low

## External

### Front

Paved path leading to front entrance and side access with laid to lawn.

### Rear

Fully enclosed, private and tiered rear garden with paved and stoned areas.



Tel: 01706396140

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)