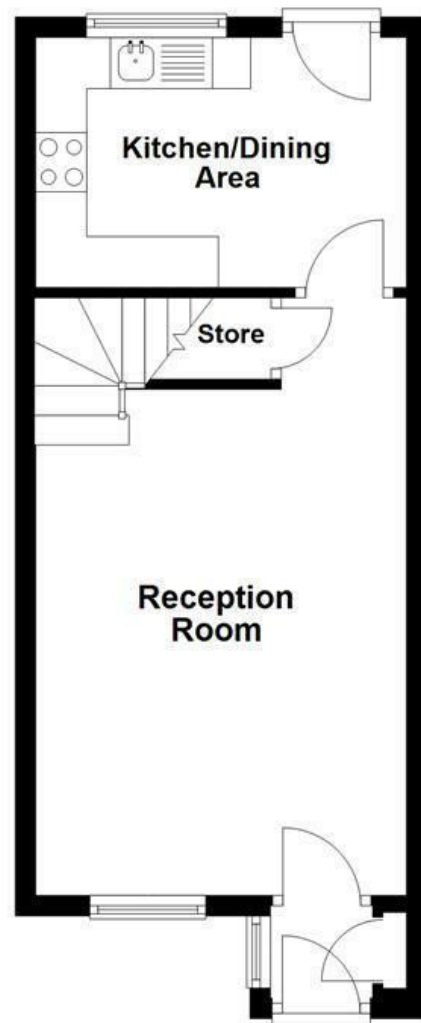
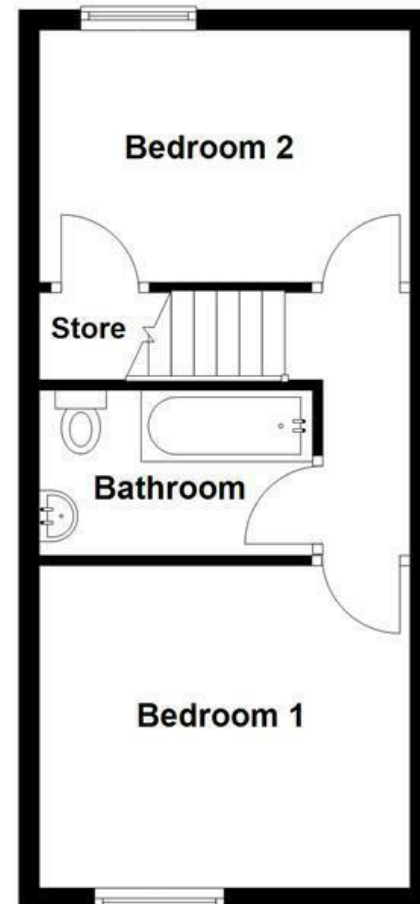


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Brookdale, Rochdale, OL12 0UY

### Offers In Excess Of £199,950

IMMACULATE SEMI DETACHED HOME

Situated in the charming area of Brookdale, Rochdale, this immaculate semi-detached house presents an excellent opportunity for first-time buyers. The property is beautifully presented and ready for you to move straight in, making it a hassle-free choice for those looking to settle into their new home.

Inside, you will find a modern fitted dining kitchen that is both stylish and functional, perfect for enjoying meals with family and friends. The spacious reception room offers a welcoming atmosphere, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, this home provides ample space for comfortable living.

The property also boasts a well-maintained garden to both the front and rear, offering a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, a driveway provides convenient off-road parking, a valuable feature in this sought-after area.

This semi-detached house in Brookdale is not just a property; it is a place where you can create lasting memories. With its modern amenities and inviting layout, it truly is an ideal first home. Don't miss the chance to make this lovely house your own.



# Brookdale, Rochdale, OL12 0UY

## Offers In Excess Of £199,950

 2  1  1  C

- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Bathroom Suite
- Good-sized Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Porch

4'4 x 3'0 (1.32m x 0.91m)  
UPVC double glazed frosted front door, UPVC double glazed frosted window, integrated storage and oak door to reception room.

#### Reception Room

19'2 x 11'11 (5.84m x 3.63m)  
UPVC double glazed window, central heating radiator, television point, under stairs storage, wood effect LVT flooring, under stairs storage, oak door to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

11'11 x 8'0 (3.63m x 2.44m)  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, spotlights, integrated boiler, tiled flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

8'5 x 2'10 (2.57m x 0.86m)  
Central heating radiator, loft access, oak doors leading to two bedrooms and bathroom.

#### Bedroom One

11'11 x 10'4 (3.63m x 3.15m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'11 x 8'0 (3.63m x 2.44m )  
UPVC double glazed window, central heating radiator and over stairs storage.

#### Bathroom

8'9 x 5'2 (2.67m x 1.57m)  
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights and wood effect LVT flooring.

### External

#### Rear

Laid to lawn tiered garden with paved seating area, bedding and stone chippings.

#### Front

Laid to lawn garden, paved pathway to entrance and driveway providing off road parking for up to three cars.



Tel: 01706396140

www.keenans-estateagents.co.uk