



## Earnshaw Avenue, Rochdale, OL12 OST

### Offers In Excess Of £250,000

CHARMING THREE BEDROOM DETACHED CORNER PLOT

Located on Earnshaw Avenue, Healey, this delightful three-bedroom detached house offers a perfect blend of comfort and style. Set on a desirable corner plot, the property boasts lovely gardens that provide a serene outdoor space for relaxation and enjoyment.

Upon entering, you will be greeted by an inviting open-plan living area, ideal for both entertaining guests and spending quality time with family. The separate kitchen is well-equipped, providing ample space for culinary creations. The three generously sized bedrooms ensure that there is plenty of room for family members or guests, while the family bathroom offers a tranquil retreat for unwinding after a long day.

One of the standout features of this property is the stunning views that can be enjoyed from various vantage points, adding to the overall appeal of the home. Additionally, the garage located at the rear of the property provides convenient storage and parking options.

This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a beautiful setting. With its combination of spacious interiors, lovely gardens, and picturesque views, this property is sure to attract those seeking a comfortable family home in a sought-after location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  C

- Three Generously Sized Bedrooms
- Garage To The Rear
- EPC Rating C
- Easy Access To Major Network Links
- Sought After Corner Plot With Stunning Views
- Tenure Freehold
- Ideal Family Home With Viewing Essential
- Enviably Wrap Around Gardens
- Council Tax Band C
- Drive For Off Road Parking

## Ground Floor

### Entrance

UPVC partial frosted door to hall.

### Hall

6'3 x 4'3 (1.91m x 1.30m)

Central heating radiator, double doors to reception room and wood effect laminate flooring.

### Reception Room

13'7 x 12'4 (4.14m x 3.76m)

UPVC double glazed bow window, central heating radiator, coving, gas fire with exposed brick fireplace, wood effect laminate flooring and open access to dining room.

### Dining Room

10'6 x 8' (3.20m x 2.44m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and door to kitchen.

### Kitchen

10'6 x 6'10 (3.20m x 2.08m)

UPVC double glazed window, range of wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled floor and UPVC part frosted door to rear.

## First Floor

### Landing

8'1 x 6'2 (2.46m x 1.88m)

UPVC double glazed window, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

15'1 x 8'11 (4.60m x 2.72m)

UPVC double glazed window, central heating radiator, fitted wardrobe and dressing table.

### Bedroom Two

9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window, central heating radiator, coving, loft access, fitted wardrobe and wood effect laminate flooring.

### Bedroom Three

9'10 x 6'11 (3.00m x 2.11m)

UPVC double glazed window, central heating radiator and above stairs storage.

### Bathroom

6'2 x 6'2 (1.88m x 1.88m)

UPVC frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, spotlights, extractor fan, tiled elevation and tiled floor.

### External

#### Front

Laid to lawn garden, shrubbery, stone chippings and paved steps leading to front entrance door.

#### Rear

Decking, slate chippings, bedding areas, shrubbery, greenhouse, steps and access to garage.

