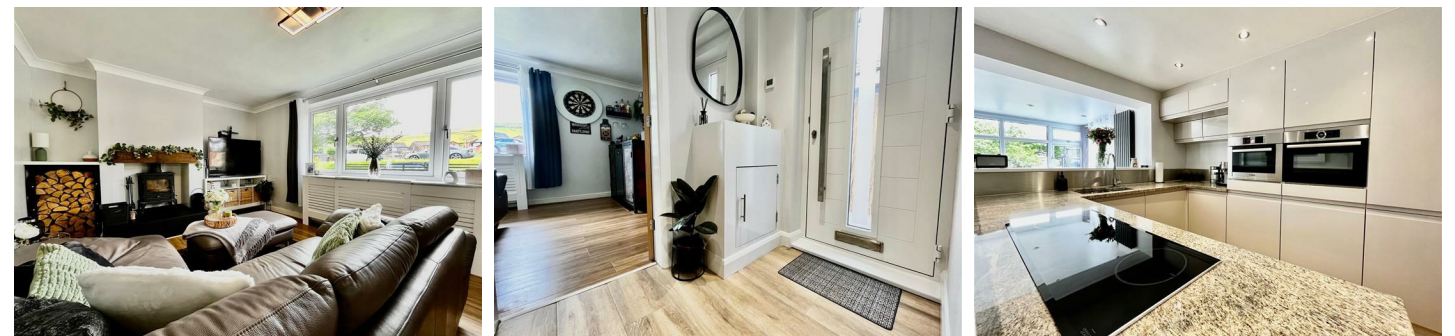
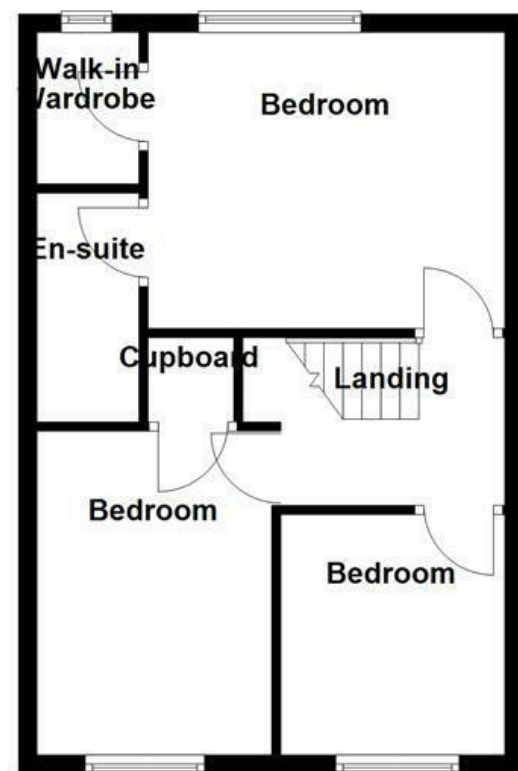


Ground Floor



First Floor



Knowsley Crescent, Rochdale, OL12 8HR

£240,000

Beautifully Presented 3 Bedroom Semi-Detached Home with Driveway and Garden

Located in a sought-after residential area, this spacious and well-maintained 3 bedroom semi-detached property offers modern living throughout, ideal for families or first-time buyers alike.

Step inside to discover a bright and generously proportioned lounge, tastefully decorated to a high standard. The heart of the home is a fully fitted modern kitchen, complete with integrated appliances and ample storage space. A real standout feature is the conservatory to the rear, providing an additional reception space with views over the garden—perfect as a second sitting room, playroom, or home office. A contemporary downstairs bathroom adds practicality and convenience.

Upstairs, the property boasts three spacious bedrooms, one of which benefits from a stylish en-suite shower room.

Externally, the home features a well-kept rear garden, ideal for relaxing or outdoor entertaining, while a small front garden and private driveway provide attractive curb appeal and off-street parking.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

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		
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.

Knowsley Crescent, Rochdale, OL12 8HR
£240,000



- Semi-Detached
- Conservatory
- Walk-in Wardrobe
- EPC Rating - TBC
- Driveway
- En-Suite
- Council Tax Band - A
- Garden To Front and Rear
- Three Bedrooms
- Tenure - Freehold

Lounge
11'8" x 16'9" (3.57m x 5.12m)

Kitchen/Diner
20'0" x 10'10" (6.11m x 3.32m)

Shower Room
7'0" x 5'6" (2.15m x 1.70m)

Bedroom One
11'8" x 16'9" (3.57 x 5.12)

Bedroom Two
11'6" x 8'5" (3.53 x 2.59)

Bedroom Three
8'7" x 7'11" (2.62m x 2.43m)

Landing
5'10" x 9'5" (1.80 x 2.89)

