



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Foxglove Court, Rochdale, OL12 6XF


Offers Over £160,000

THE PERFECT FIRST TIME HOME ON A QUIET ESTATE IN ROCHDALE

Keenans are proud to bring to the market this bright two bedroom property in Rochdale. Located just a short distance from major commuter routes to Manchester, Bury and Rawtenstall, whilst also being close to well regarded schools and local amenities. Located just a short drive to the centre, this property is perfect for a first time buyer, small family or a couple.

The property comprises briefly, to the ground floor; entrance to the porch which has a door leading to the living room. The living room has stairs to the first floor, a door to under the stairs storage cupboard and a doorway to the kitchen. The kitchen is fitted with wall and base units and has a door providing access to the rear garden. To the first floor there is a landing with doors providing access to two bedrooms and a three piece bathroom suite. Externally, to the rear of the property there is an enclosed garden with a lawn area, paved patio and a gate to access the garage and off road parking. To the front of the property there is a lawn garden.

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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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 **2**  **1**  **1**  **C**

- Council Tax Band B
- EPC Rating: C
- Leasehold Property
- Off Road Parking
- Garage
- Well Located

Ground Floor

Porch
3'10 x 2'11 (1.17m x 0.89m)
UPVC double glazed window, tiled floor, door to living room.

Living Room
18'09 x 11'08 (5.72m x 3.56m)
UPVC double glazed window, central heating radiator, wood effect floor, television point, under stairs storage cupboard, stairs to the first floor, open to kitchen.

Kitchen
11'08 x 8'10 (3.56m x 2.69m)
UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, composite sink with drainer and mixer taps, oven with four ring electric hob, extractor hood, space for fridge/freezer, plumbing for washing machine, part tiled elevations, wood effect floor, UPVC double glazed door to rear garden, boiler.

First Floor

Landing
5'10 x 2'09 (1.78m x 0.84m)
Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
11'11 x 11'09 (3.63m x 3.58m)
UPVC double glazed window, central heating radiator, storage cupboard.

Bedroom Two
11'11 x 8'02 (3.63m x 2.49m)
UPVC double glazed window, central heating radiator.

Bathroom
8'10 x 5'05 (2.69m x 1.65m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, tiled bath with mixer taps with rinse head, tiled elevations, tiled floor, storage cupboard.

Externally
Enclosed garden, detached garage, lawn garden, paved patio.

