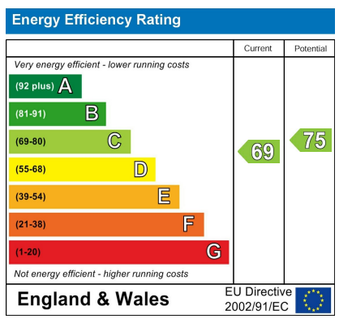
Keenans



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.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Mere Street, Rochdale, OL11 1HJ

Offers In Excess Of £270,000

SPACIOUS THREE BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED

Welcome to this charming mid-terrace house located on Mere Street in Rochdale. This spacious home boasts three generously sized bedrooms, making it an ideal choice for families or those seeking extra space. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The well-appointed kitchen provides a functional space for culinary enthusiasts, while the two bathrooms ensure convenience for all residents. One of the standout features of this property is the delightful rear garden, which not only offers a tranquil outdoor space but also includes outside storage for your gardening tools and equipment.

Additionally, the garden room is a unique highlight, equipped with electricity, making it an excellent spot for movie nights or a peaceful retreat. This versatile space can be tailored to suit your needs, whether as a home office, playroom, or simply a place to unwind.

Situated in a convenient location, this home is close to local amenities and transport links, providing easy access to the wider Rochdale area. With its combination of space, comfort, and potential, this property is a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

Mere Street, Rochdale, OL11 1HJ

Offers In Excess Of £270,000

3 2 2 C

- Tenure Freehold
- On Street Parking
- Modern Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Generously Sized Bedrooms
- Three Piece bathroom Suite And Shoer Room
- EPC Rating C
- Spacious Reception Rooms
- Enclosed Rear Yard Space

Ground Floor

Composite door to vestibule.

Vestibule

Single glazed door with frosted glass leading to hall.

Hall

Central heating radiator, cornice coving, corbel, doors to two reception rooms and stairs to first floor, wood effect laminate flooring.

Reception Room One

16′ x 13′ (4.88m x 3.96m)

UPVC double glazed bay window, central heating radiator, decorative cornice coving, ceiling rose, electric fire with marble surround, television point, wood effect laminate flooring and double doors to reception room two.

Reception Room Two

14′ x 13′ (4.27m x 3.96m)

Central heating radiator, decorative cornice coving, ceiling rose, gas fire with marble surround, wood effect laminate flooring and double doors to kitchen.

Kitchen

15′ x 10′ (4.57m x 3.05m)

Two UPVC double glazed windows, vertical central heating radiator, gloss wall and base units, marble effect work top, tiled splash back, stainless steel sink and mixer tap, integrated oven, four ring gas hob, stainless steel splash back, extractor hood, plumbing for washing machine space for fridge freezer, PVC cladding to ceiling, tiled floor and UPVC door to rear.

First Floor

Landing

Doors to three bedrooms, bathroom, shower room and stairs to second floor.

Bedroom One

15′5 x 9′ (4.70m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12′2 x 11′7 (3.71m x 3.53m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8′3 x 7′ (2.51m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

8′5 x 5′3 (2.57m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath, tiled elevation, extractor fan, PVC to ceiling, spotlights and tiled floor.

Shower Room

5′4 x 5′3 (1.63m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, enclosed electric feed shower, tiled elevation, extractor fan, PVC clad to ceiling and tiled floor.

Second Floor

Landing

Doors to two attic rooms.

Attic Room One

14′ x 8′10 (4.27m x 2.69m)

Velux window and central heating radiator.

Attic Room Two

Velux window and central heating radiator.

External

Rear

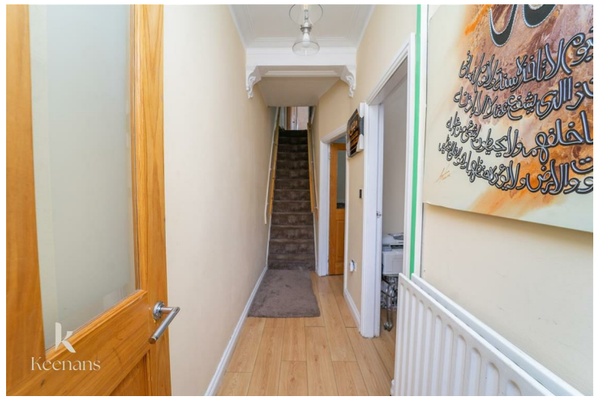
Enclosed rear yard with artificial grass, access to storage rooms and outbuilding, outside electric socket.

Outbuilding

UPVC double glazed door, UPVC double glazed window, electric radiator, media wall, recessed spotlights and wood effect laminate flooring.

Front

Enclosed block paved courtyard.



Tel: 01706396140

www.keenans-estateagents.co.uk