



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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	

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## Innes Close, Rochdale, OL12 7BA

### Offers In Excess Of £250,000

#### THE PERFECT FAMILY HOME

Nestled in the tranquil cul-de-sac of Innes Close, Rochdale, this impressive semi-detached house is a newly built family home that exemplifies modern living. With immaculate presentation and high-quality finishes throughout, this property is sure to captivate those seeking a stylish and comfortable residence.

The heart of the home is the open-plan kitchen diner, which boasts contemporary fixtures and fittings, making it an ideal space for family gatherings and entertaining guests. The property features three generously sized bedrooms, providing ample space for family members or guests. Additionally, there are two well-appointed bathrooms and a convenient downstairs WC, ensuring practicality for everyday living.

One of the standout features of this home is its wider plot, which offers a double driveway for off-road parking and low-maintenance gardens that are perfect for enjoying the outdoors without the hassle of extensive upkeep. The rear garden is particularly appealing, as it is not overlooked, providing a sense of privacy and tranquillity.

For those in need of extra storage, the boarded loft presents an excellent solution, allowing for the safe stowing of belongings. The neutral decoration throughout the property creates a warm and inviting atmosphere, ready for you to add your personal touch.



# Innes Close, Rochdale, OL12 7BA

## Offers In Excess Of £250,000

 3  2  1  B

- Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: B
- Three Bedrooms
- Spacious Reception Room
- Tenure: Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: C

### Ground Floor

#### Hall

5'8 x 3'3 (1.73m x 0.99m)  
Composite double glazed frosted entrance door, central heating radiator, tile effect lino flooring and doors to WC and reception room.

#### WC

5'8 x 3' (1.73m x 0.91m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tile effect lino flooring.

#### Reception Room

16'2 x 15'8 (4.93m x 4.78m)  
UPVC double glazed box window, two central heating radiator, smoke alarm, TV point, under stairs storage, stairs to first floor and door to kitchen/dining room.

#### Kitchen/Dining Room

15'9 x 10'7 (4.80m x 3.23m)  
UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, integrated Ideal boiler, tile effect lino flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9'11 x 3'8 (3.02m x 1.12m)  
Loft access (boarded), smoke alarm, integrated linen cupboard and doors to three bedrooms and bathroom.

#### Bedroom One

12'1 x 11'9 (3.68m x 3.58m)  
UPVC double glazed window, central heating radiator, over stairs storage and door to en suite.

#### En Suite

5'9 x 5'5 (1.75m x 1.65m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and tile effect lino flooring.

#### Bedroom Two

8'11 x 8'5 (2.72m x 2.57m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'9 x 6'6 (2.67m x 1.98m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'2 x 6'2 (1.88m x 1.88m)  
UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, part PVC panel elevation, part tile elevation and tile effect lino flooring.

### External

#### Front

Double drive.

#### Rear

Artificial lawn and paving.



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