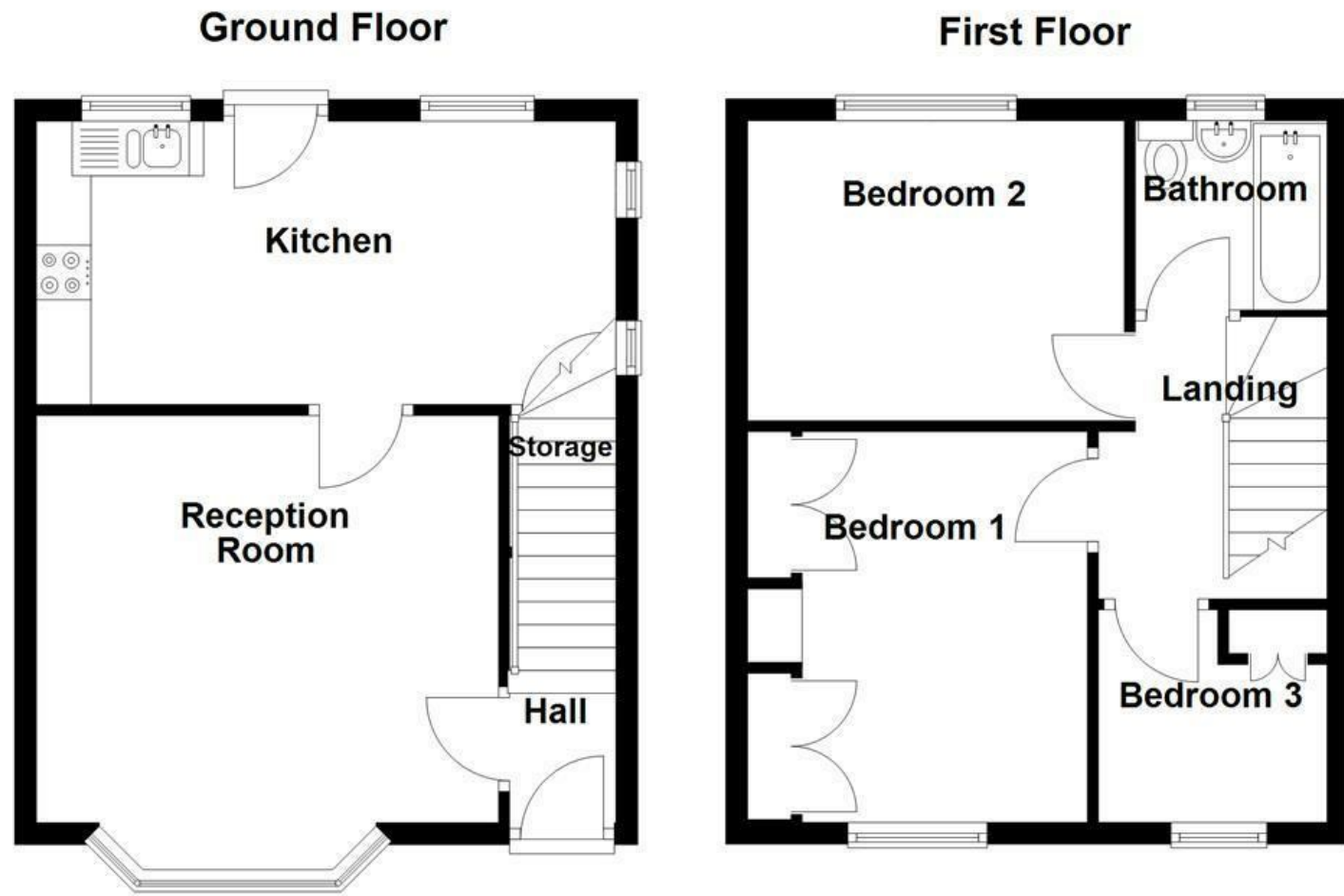




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Sandy Lane, Rochdale, OL11 5DG

Offers Over £200,000

THREE BEDROOM SEMI DETACHED PROPERTY WITH VIEWING ESSENTIAL

Nestled in the charming area of Sandy Lane, Rochdale, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the large kitchen dining space, which provides ample room for family meals and gatherings, making it a wonderful setting for creating lasting memories.

The property features a well-appointed three-piece bathroom suite, ensuring convenience for all residents. Each of the three bedrooms is generously sized, providing a peaceful retreat for rest and relaxation.

One of the standout features of this home is the extensive garden space at the rear. This outdoor area is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. The tiered gravel chipping beds to the front of the property add a touch of character and charm, while steps lead gracefully to the front entrance, enhancing the overall appeal of the property. Also with off road parking.

This semi-detached house is not just a home; it is a lifestyle choice, offering a comfortable living space in a friendly neighbourhood. With its excellent layout and outdoor potential, this property is an ideal opportunity for families or individuals seeking a serene yet convenient living environment in Rochdale.

Sandy Lane, Rochdale, OL11 5DG

Offers Over £200,000

 3  1  1  C

- Tenure Freehold
 - Off Road Parking To Front Of Property
 - Viewing Essential
 - Envious Low Maintenance Garden Space
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Ideal Family Home
- EPC Rating C
 - Spacious Fitted Kitchen/Dining Area
 - Easy Access To Major Commuter Routes

Ground Floor

Tiered gravel chipped garden, steps leading to front entrance door and off road parking.

Entrance

Composite frosted door to hall.

Hall

4'7 x 7'6 (1.40m x 2.29m)

Door to reception room one, central heating radiator, wood effect flooring and stairs to first floor.

Reception Room

12'8 x 12'3 (3.86m x 3.73m)

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

Kitchen

17'5 x 8'6 (5.31m x 2.59m)

Two UPVC double glazed windows, two UPVC double glazed frosted windows, central heating radiator, wall and base units, laminate work tops, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob with stainless steel splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled effect flooring, door to under stairs storage and door to rear.

First Floor

Landing

5'7 x 5'2 (1.70m x 1.57m)

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 7'7 (3.58m x 2.31m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two

11' x 8'5 (3.35m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 6'3 (2.69m x 1.91m)

UPVC double glazed window, central heating radiator, integrated storage.

Bathroom

5'9 x 5'8 (1.75m x 1.73m)

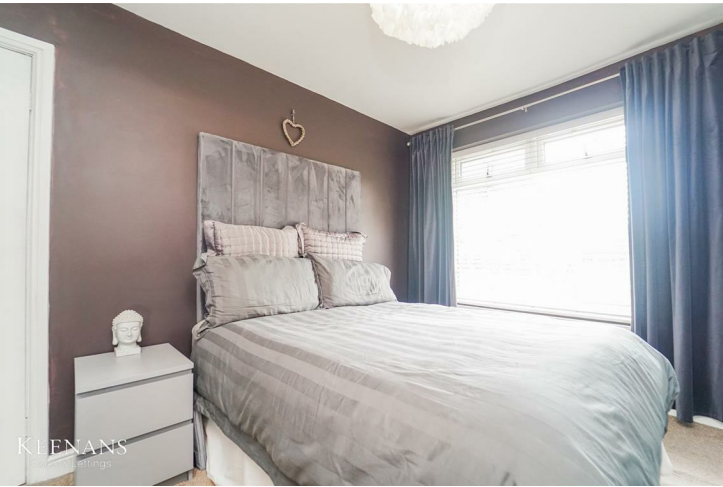
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, tiled elevation and tiled effect flooring.

External

Rear

Enclosed laid to lawn garden, gravel chippings and timber shed.

Front



Tel: 01706396140

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