



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(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	

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Charlton Street, Rochdale, OL11 2SW

£279,950

AN IMMACULATE TOWNHOUSE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and four double bedrooms, this idyllic townhouse semi detached property is being proudly welcomed to the market in the desirable location of Rochdale. With an open plan kitchen/living room, low maintenance gardens with stunning canal views, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Middleton, Oldham and major motorway links. With off road parking, two bathrooms and neutral decoration, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a snug/office, WC, open plan kitchen/living room and houses a staircase to the first floor. The kitchen/living area boasts modern wall and base units and integrated appliances and leads out to the rear. The first floor comprises of doors on to two double bedrooms and houses a staircase to the second floor. The main bedroom benefits from an en suite shower room. The second floor guides you on to two double bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with artificial lawn and paving. To the front there is a driveway and patio area.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

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 4  2  1  B

- Exquisite Semi Detached Townhouse Property
 - Immaculate Presentation Throughout
 - Off Road Parking
 - EPC Rating B
- Four Bedrooms
 - Spread Across Three Floors
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

13'5 x 6'5 (4.09m x 1.96m)
Composite double glazed frosted front door, central heating radiator, smoke detector, storage cupboard, doors leading to open plan kitchen/living area, snug, WC and stairs to first floor.

WC

5'6 x 3'0 (1.68m x 0.91m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect lino flooring.

Snug/Office

9'2 x 6'1 (2.79m x 1.85m)
UPVC double glazed window and central heating radiator.

Open Plan Kitchen/Living Area

23'3 x 12'9 (7.09m x 3.89m)
Central heating radiator, range of high gloss wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap integrated oven with four ring electric hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, television point, under unit lighting, under stairs storage, wood effect lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'8 x 7'4 (2.64m x 2.24m)
Central heating radiator, smoke detector, doors leading to two bedrooms and stairs to second floor.

Bedroom One

12'9 x 9'11 (3.89m x 3.02m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobes, television point and door to en suite.

En Suite

6'11 x 5'1 (2.11m x 1.55m)
UPVC double glazed frosted window, central heating radiator, double direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and wood effect lino flooring.

Bedroom Two

12'9 x 11'10 (3.89m x 3.61m)
Two UPVC double glazed windows, central heating radiator, integrated storage and media wall with acoustic wood panelling and television point.

Second Floor

Landing

6'11 x 5'10 (2.11m x 1.78m)
Central heating radiator, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom Three

12'9 x 11'3 (3.89m x 3.43m)
Velux window, central heating radiator, loft access, fitted wardrobes, television point and storage cupboard.

Bedroom Four

12'9 x 10'9 (3.89m x 3.28m)
UPVC double glazed window, Velux window, central heating radiator, fitted wardrobes, storage cupboard and television point.

Bathroom

6'5 x 5'7 (1.96m x 1.70m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, tiled elevations, extractor fan and wood effect lino flooring.

External

Rear

Enclosed garden with paving and artificial lawn.

Front

Driveway with canal views.



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