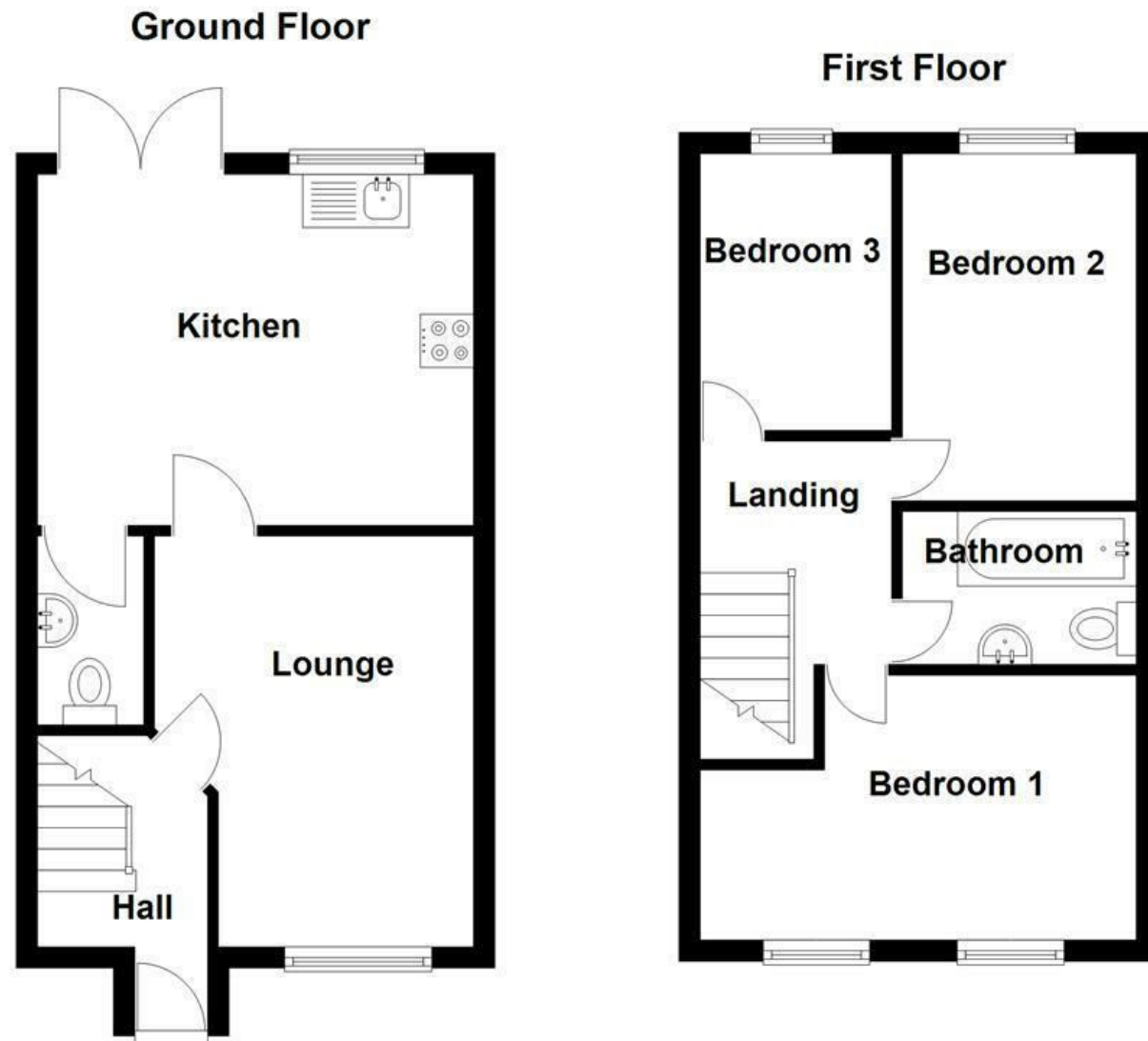




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Constable Drive, Rochdale, OL11 2AS

Offers Over £190,000

This well-presented 3-bedroom semi-detached property is an ideal family home, offering both comfort and convenience. The property boasts a spacious driveway with ample off-road parking and a lovely garden, perfect for outdoor entertaining or simply relaxing. Inside, the ground floor features a bright and airy lounge, a modern kitchen, and a handy downstairs W/C. With generous living space and a practical layout, this home is perfect for those looking for a blend of style and practicality. Situated in a sought-after location with easy access to local amenities, schools, and transport links, this property is sure to attract attention. Early viewings are highly recommended!

Constable Drive, Rochdale, OL11 2AS
Offers Over £190,000

3 1 1 B

- Semi-Detached
- Private Driveway Parking
- EPC Rating B
- Garden to Rear
- Freehold
- Downstairs W/C
- Council Tax Band B

Lounge
16'0" x 7'10" (4.9m x 2.4m)

Kitchen
13'5" x 10'9" (4.1m x 3.3m)

Bedroom 1
13'5" x 8'2" (4.1m x 2.5m)

Bedroom 2
7'2" x 9'6" (2.2m x 2.9m)

Bedroom 3
5'10" x 9'2" (1.8m x 2.8m)

Bathroom
5'10" x 6'10" (1.8m x 2.1m)

Downstairs W/C
5'6" x 3'3" (1.7m x 1m)

