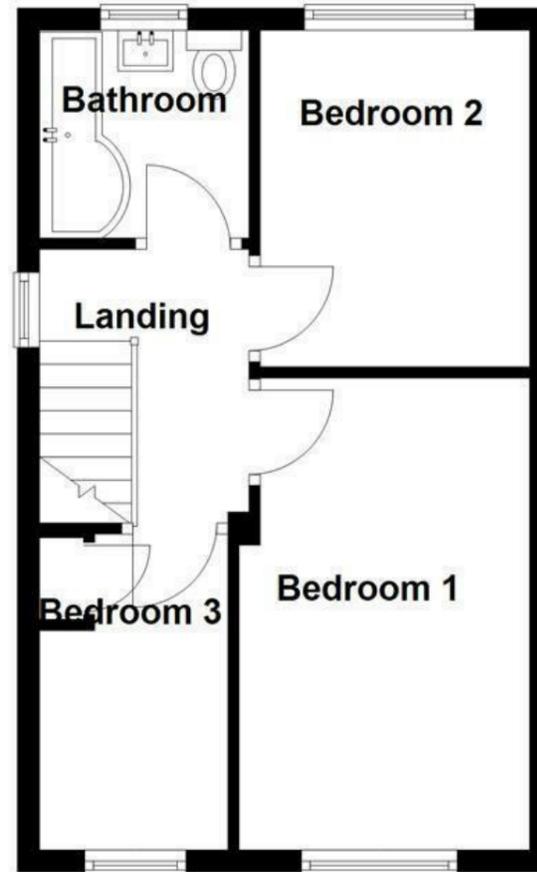
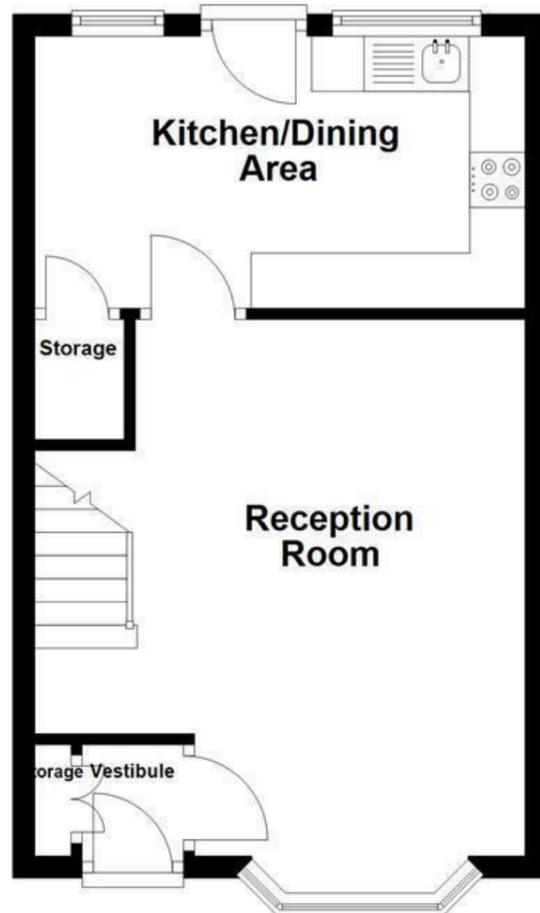


Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	84

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.

Brookdale, Rochdale, OL12 OSS Offers In Excess Of £230,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY NOT TO BE MISSED AND WITH NO ONWARD CHAIN

Nestled in the desirable area of Brookdale, Rochdale, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The home boasts a newly fitted kitchen and a stylish bathroom suite, ensuring modern convenience and aesthetic appeal.

The open-plan kitchen and dining area create a welcoming atmosphere, perfect for entertaining guests or enjoying family meals. The property is well presented, showcasing contemporary design elements that enhance its overall charm. Additionally, the extensive off-road parking is a significant advantage, providing ease and security for multiple vehicles.

The enviable garden space, both at the front and rear of the property, offers a delightful outdoor retreat for relaxation or play. This home is ideally situated close to local amenities, schools,

Brookdale, Rochdale, OL12 OSS

Offers In Excess Of £230,000



- Semi-Detached
- Gardens to Front and Rear
- No Onward Chain
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential And Ready To Move Into
- Tenure Freehold
- Off Road Parking With Driveway For Multiple Vehicles
- Newly Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C

Ground Floor

Entrance

Hardwood single glazed door to vestibule.

Vestibule

3'5 x 3'2 (1.04m x 0.97m)

Integrated storage, wood effect lino flooring and door to reception room.

Reception Room

15'11 x 14'7 (4.85m x 4.45m)

UPVC double glazed inset bay window, UPVC double glazed window, central heating radiator, media wall with electric living flame fire and television point, wood effect lino flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'7 x 8'1 (4.45m x 2.46m)

Two UPVC double glazed windows, central heating radiator, range of grey gloss wall and base units, granite effect surface, tiled splash back, composite sink and drainer with spring neck mixer tap, integrated electric high rise oven and microwave, four ring induction hob, and extractor hood, plumbed for washing machine, under stairs storage, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8' x 6'2 (2.44m x 1.88m)

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

Bedroom One

14'7 x 8'7 (4.45m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 8' (3.05m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'1 x 5'8 (3.07m x 1.73m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6'2 x 6'2 (1.88m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, L shaped panel bath with direct feed rainfall shower and rinse head and water fall mixer tap, PVC panel elevation and wood effect lino flooring.

External

Rear

Laid to lawn garden with paving, storage shed and off road parking.

Front

Laid to lawn garden with paving and off road parking for multiple vehicles.



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