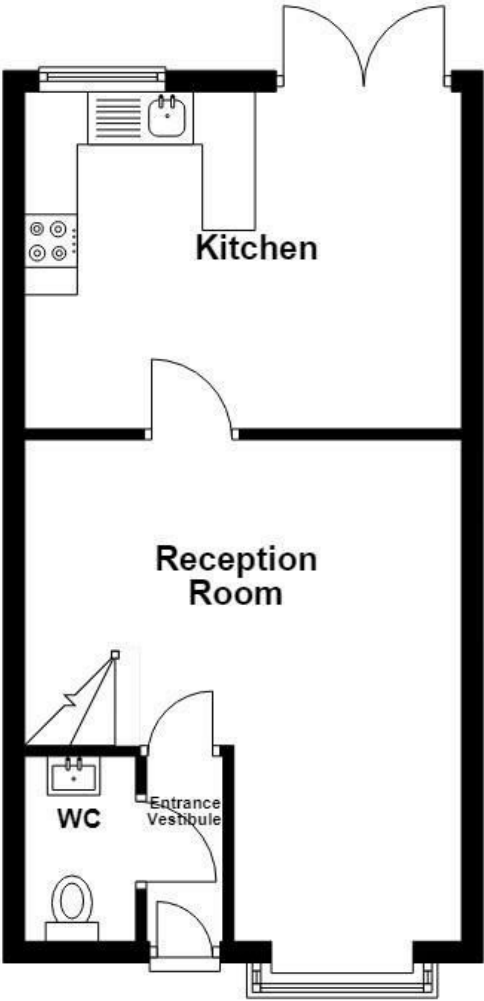


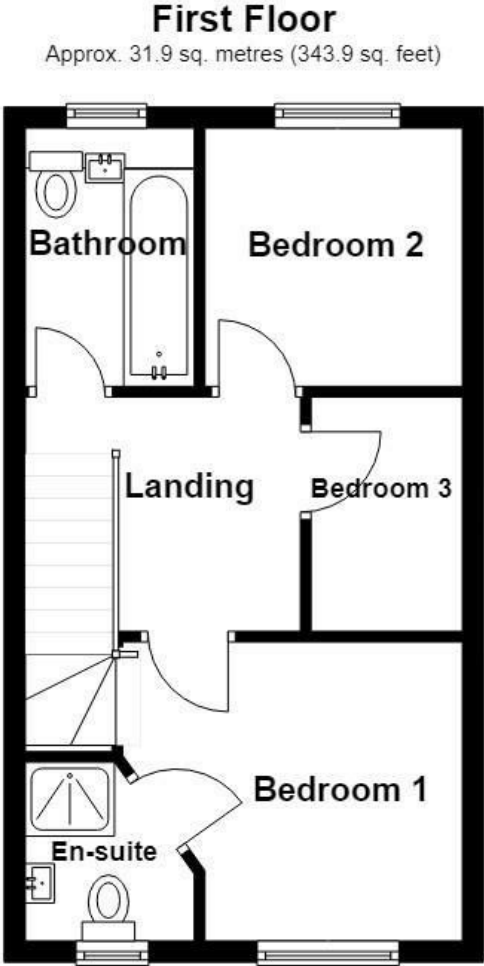
Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Innes Close, Rochdale, OL12 7BA

Offers In Excess Of £230,000

Welcome to this charming semi-detached home located in the desirable area of Innes Close, Rochdale. This delightful property boasts its own driveway, providing convenient off-road parking, and a private rear garden, perfect for enjoying the outdoors or entertaining guests.

Upon entering the ground floor, you will find a spacious reception room that offers a warm and inviting atmosphere, ideal for relaxing or hosting family and friends. The generously sized kitchen is well-equipped, providing ample space for culinary creations and family meals. Additionally, a convenient WC is located on this level, enhancing the practicality of the home.

As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The master bedroom features an ensuite bathroom, providing a touch of luxury and privacy. A family bathroom is also available, ensuring that all needs are met for both residents and guests.

This property is perfect for families or individuals seeking a comfortable and functional living space in a friendly neighbourhood. With its excellent layout and desirable features, this home presents a wonderful opportunity for those looking to settle in Rochdale. Do not miss the chance to make this lovely house your new home.

Innes Close, Rochdale, OL12 7BA

Offers In Excess Of £230,000

 3  2  1  C

- Tenure Leasehold
- Off Road Parking
- Two Bathrooms For Convenience
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Ideal Family Home
- Viewing Essential
- EPC Rating C
- Fitted Kitchen/Dining Area
- Ample Low Maintenance Garden Space

Ground Floor

Entrance

Composite door leading to the hallway.

Hallway

5'8 x 2'5 (1.73m x 0.74m)

Central heating radiator, smoke alarm, doors leading to WC and reception room.

WC

5'8 x 3'7 (1.73m x 1.09m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal sink with mixer tap.

Reception Room

15'7 x 13'7 (4.75m x 4.14m)

UPVC double glazed bay window, central heating radiator, television point, wood effect laminate flooring, stairs leading to the first floor, door to kitchen.

Kitchen

13'7 x 10'6 (4.14m x 3.20m)

UPVC double glazed window, high gloss wall and base units with laminate work surfaces, oven with four ring gas hob, stainless steel one and a half bowl sink with mixer taps, space or a fridge, plumbing for a washing machine, wood laminate flooring, UPVC double glazed French doors to the rear garden.

First Floor

Landing

Doors leading to three bedrooms, and the family bathroom.

Bedroom One

10' x 9'4 (3.05m x 2.84m)

UPVC double glazed window, central heating radiator, access to ensuite.

Ensuite

5'7 x 5'5 (1.70m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal sink with mixer taps, walk in direct feed shower, extractor fan, tiled elevations.

Bedroom Two

6'2 x 6'1 (1.88m x 1.85m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window, central heating radiator.

Bathroom

8'5 x 6'5 (2.57m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with overhead direct feed shower, extractor fan, tiled elevations.

External

Rear

Laid to lawn garden with bedding areas and paved patio.

Front

Laid to lawn garden with bedding areas and paved path to the front entrance door. Driveway providing off-road parking.



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