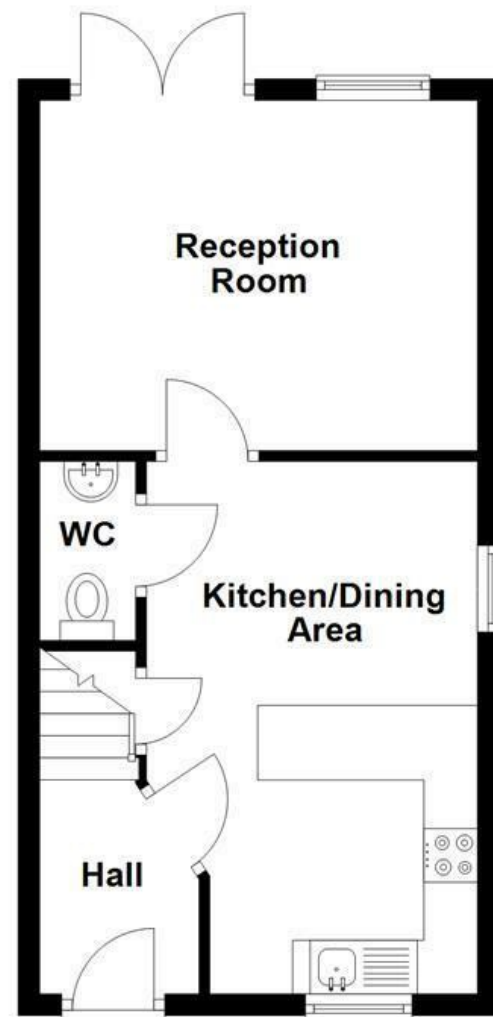
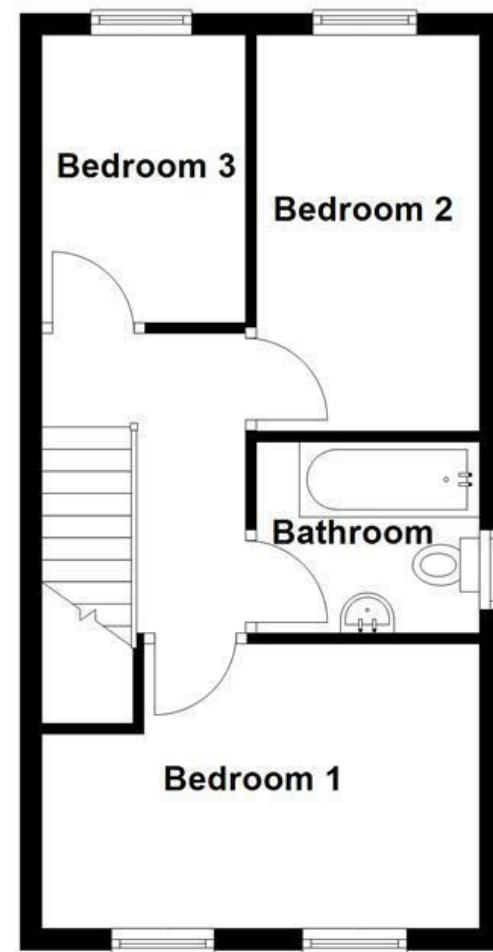


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 2AY

### £200,000

BEAUTIFULLY PRESENTED SEMI DETACHED

Situated on Constable Drive in the charming town of Rochdale, this beautifully presented semi-detached family home is an ideal choice for those seeking comfort and style. Boasting three well-proportioned bedrooms, this property offers ample space for a growing family. The modern three-piece bathroom suite, along with a convenient downstairs WC, ensures that daily routines are both practical and efficient.

The heart of the home is undoubtedly the contemporary fitted dining kitchen, which provides a perfect setting for family meals and entertaining guests. Its stylish design and functionality make it a delightful space to cook and gather.

Outside, the property features a good-sized rear garden, perfect for children to play or for hosting summer barbecues. Additionally, allocated parking adds to the convenience of this lovely home, making it easy for you and your guests to come and go.

This semi-detached house is ready to move into, offering a wonderful opportunity for families looking for a comfortable and inviting place to call home. With its appealing features and prime location, this property is not to be missed.



# Constable Drive, Rochdale, OL11 2AY

## £200,000

 3  1  1  B

- Exceptional Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Allocated Parking
- EPC Rating B
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band B

### Ground Floor

#### Entrance Hall

Composite front door, central heating radiator, wood effect flooring, door to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

16'3 x 10'2 (4.95m x 3.10m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, smoke detector, wood effect flooring and doors leading to WC, under stairs storage and reception room.

#### WC

5'6 x 2'11 (1.68m x 0.89m)

Central heating radiator, wall mounted wash basin with traditional taps, tiled splashback, dual flush WC and wood effect flooring.

#### Reception Room

13'5 x 10'9 (4.09m x 3.28m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Doors leading to three bedrooms and bathroom.

#### Bedroom One

13'5 x 8'8 (4.09m x 2.64m )

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Two

12'1 x 6'10 (3.68m x 2.08m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

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

UPVC double glazed window and central heating radiator.

#### Bathroom

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, tiled splashback, dual flush WC, panel bath with mixer tap, overhead direct feed shower and rinse head, partially tiled elevations and tiled effect flooring.

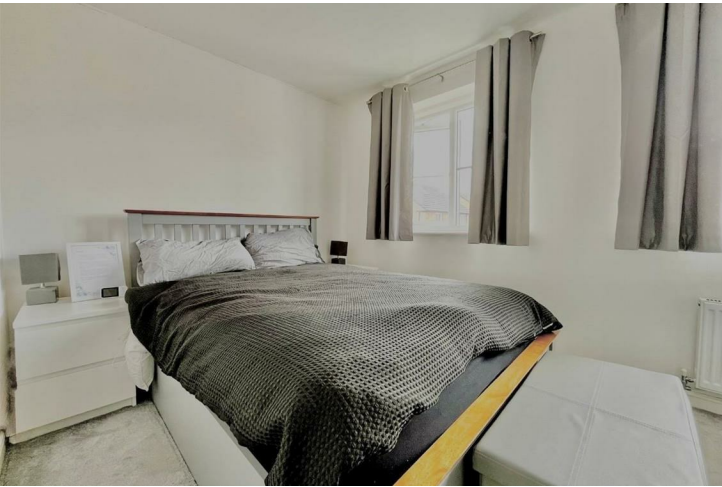
### External

#### Rear

Enclosed garden with laid to lawn, Indian stone paving and slate chippings.

#### Front

Laid to lawn garden, paving, slate chippings and allocated parking.



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