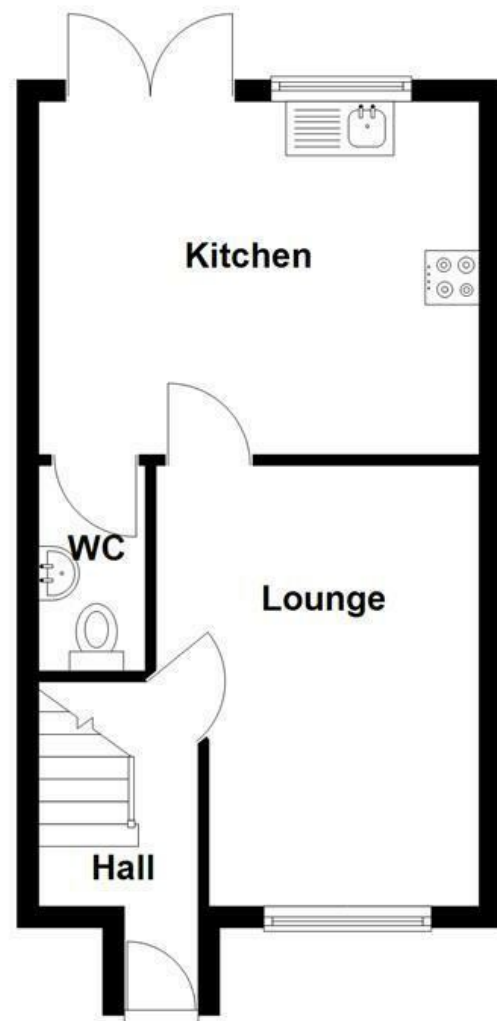
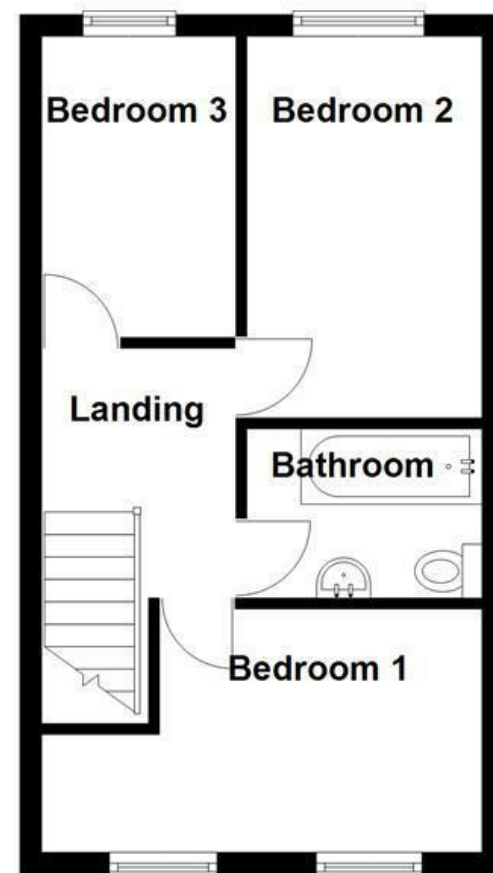


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(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 £200,000

Well-Presented 3 Bedroom Semi-Detached Home with Driveway & Rear Garden

Situated in a sought-after residential area, this attractive 3 bedroom semi-detached property offers spacious and modern living throughout. The home features a bright and welcoming lounge, a well-appointed kitchen, and three generously sized bedrooms, making it ideal for families or first-time buyers.

Externally, the property boasts a private driveway providing off-road parking, and a well-maintained rear garden perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Constable Drive, Rochdale, OL11 2AS
Offers Over £200,000

3 2 1 B

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

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

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

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

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

Bedroom Three
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)

