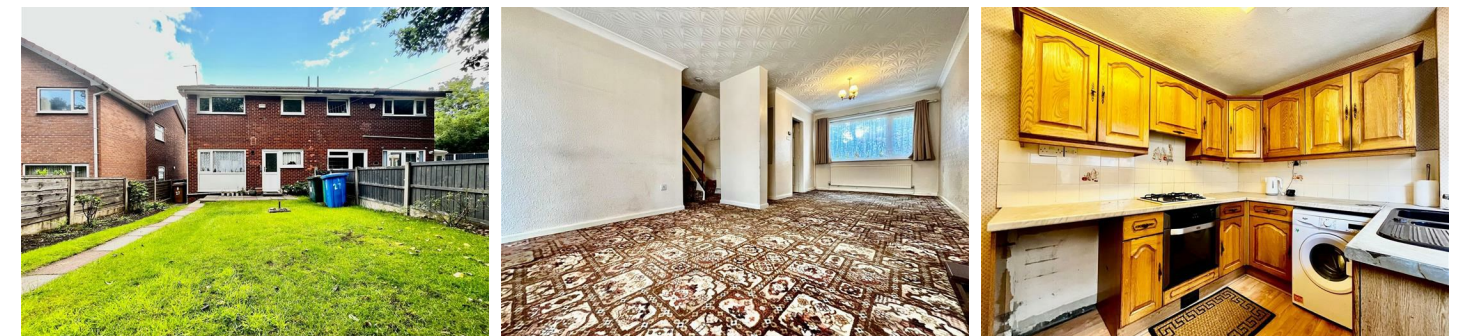
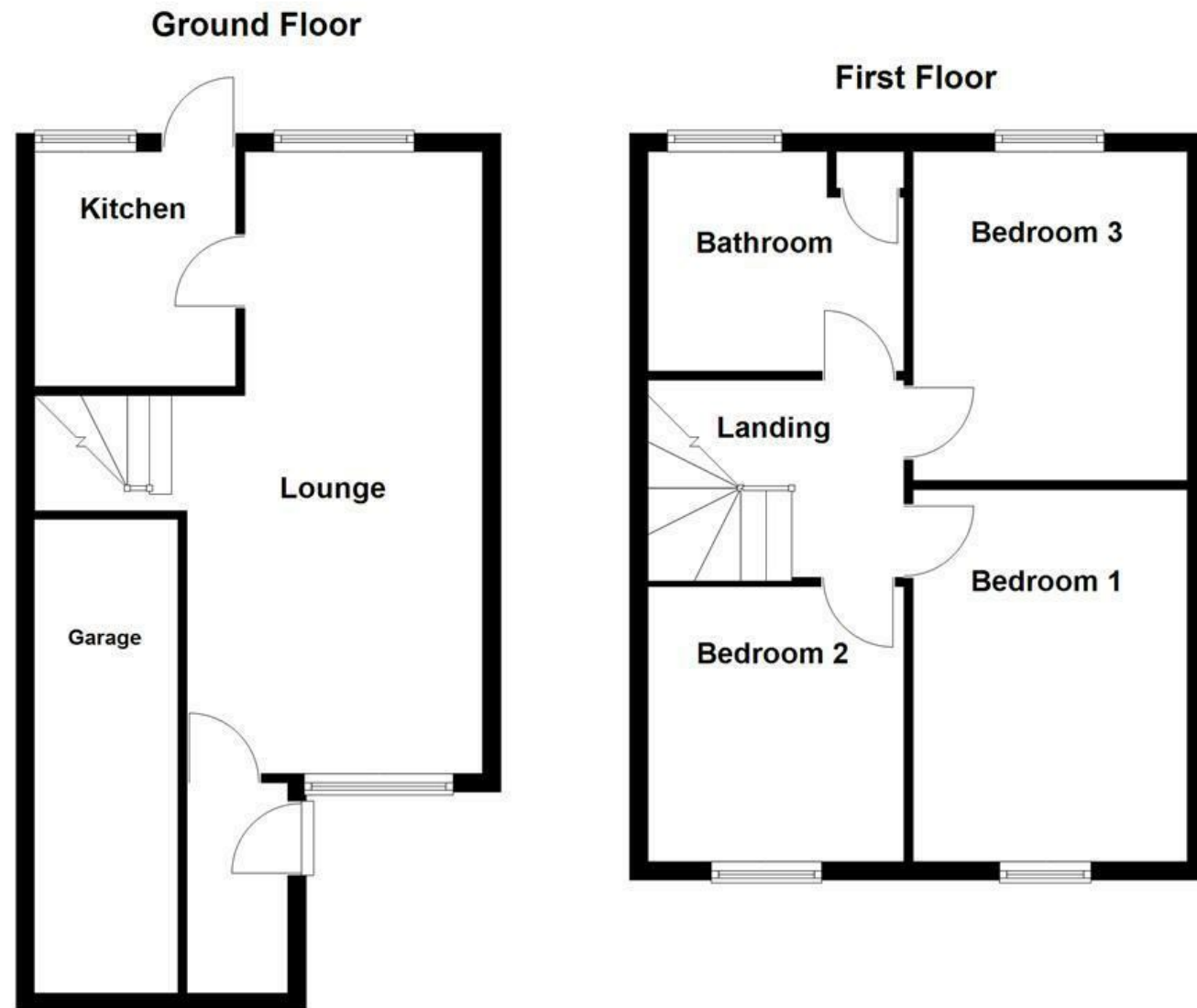




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Dean Court, Rochdale, OL11 1TX

Offers Over £180,000

Spacious 3 Bedroom Semi-Detached Home with Generous Gardens, Garage and Driveway

Situated in a sought-after residential area, this well-maintained three-bedroom semi-detached property offers excellent living space, ideal for growing families or those looking for a comfortable home with outdoor space.

The ground floor features a welcoming lounge, perfect for relaxing with the family, and a separate kitchen with ample storage and worktop space—ideal for home cooking and entertaining.

Upstairs, the home boasts three generously sized bedrooms, providing plenty of room for family living, home working, or guest accommodation. A modern family bathroom serves all three bedrooms and is presented in a clean and functional style.

Outside, this property truly stands out, offering a large garden to both the front and rear, providing space for children to play, gardening enthusiasts, or future extension potential (subject to planning). A private driveway and garage offers off-street parking for multiple vehicles.

Dean Court, Rochdale, OL11 1TX
Offers Over £180,000

3 1 1 D

- Three Bedrooms
- Council Tax Band - B
- Garage
- Gardens To Front And Rear
- Tenure - Leasehold
- Semi-Detached
- Driveway
- EPC Rating - D

Lounge/Diner
22'3" x 8'6" (6.8m x 2.6m)

Kitchen
7'6" x 4'11" (2.3 x 1.5m)

Bedroom One
11'5" x 9'6" (3.5m x 2.9m)

Bedroom Two
9'2" x 7'10" (2.8m x 2.4m)

Bedroom Three
10'5" x 9'6" (3.2 x 2.9)

Bathroom
9'2" x 7'10" (2.8m x 2.4m)

