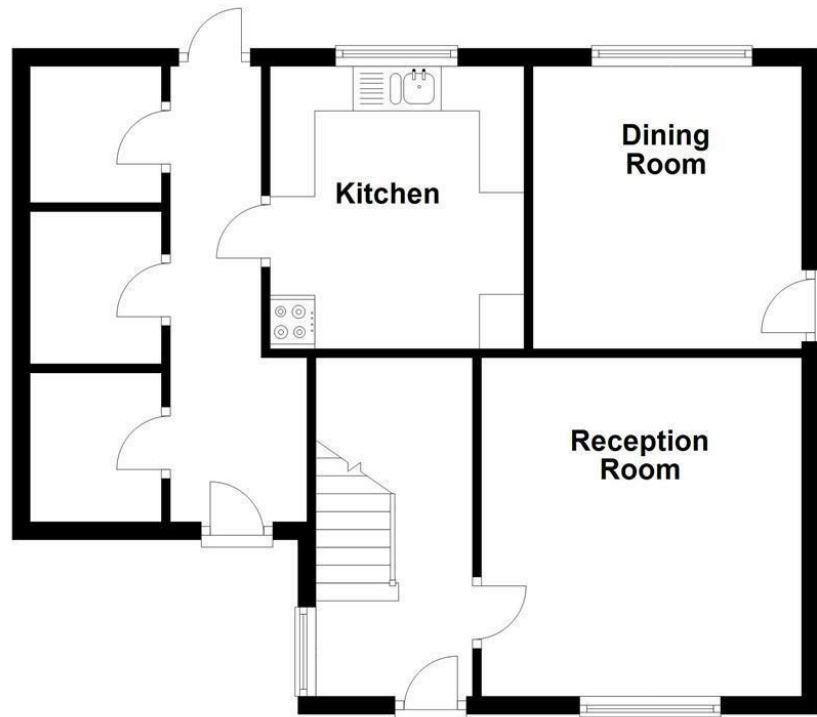
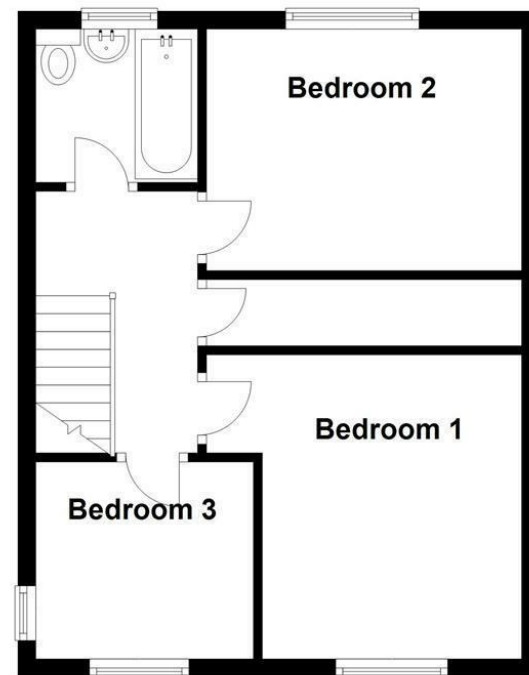


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Gainsborough Drive, Rochdale, OL11 2QT Offers In Excess Of £185,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Nestled on Gainsborough Drive in Rochdale, this charming house presents an excellent opportunity for first-time buyers or small families seeking a long-term residence. Spanning an impressive 1,109 square feet, the property is both deceptively spacious and conveniently located near the vibrant town of Rochdale and its surrounding areas.

Upon entering, you are greeted by a welcoming hallway that leads to a well-proportioned reception room, perfect for both relaxation and entertaining. The reception room flows seamlessly into a dining area, creating an inviting space for family meals and gatherings. The kitchen, which is functional and practical, provides access to an outbuilding and the rear garden, enhancing the home's overall appeal.

The first floor features a landing that opens to three comfortable bedrooms, each offering ample space for personalisation. A well-appointed bathroom completes this level, ensuring convenience for family living.

Externally, the property boasts a generous rear garden, ideal for outdoor activities and summer barbecues. The front of the house features a neatly laid lawn and a spacious driveway, providing ample parking for multiple vehicles.

With its neutral decor throughout, this home is ready for you to add your personal touch. Located in a sought-after area, this property combines spacious living with a welcoming atmosphere, making it the perfect choice for families looking to move straight in. Don't miss the chance to make this delightful house your new home.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(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.

Gainsborough Drive, Rochdale, OL11 2QT

Offers In Excess Of £185,000

 3  1  2  D

- Semi Detached Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band A

Ground Floor

Entrance Hallway

11'4 x 5'4 (3.45m x 1.63m)

Reception Room One

12'10 x 12'4 (3.91m x 3.76m)

Reception Room Two

10'5 x 9'6 (3.18m x 2.90m)

Kitchen

11'5 x 8'9 (3.48m x 2.67m)

First Floor

Bedroom One

12'3 x 9'9 (3.73m x 2.97m)

Bedroom Two

12'8 x 8'10 (3.86m x 2.69m)

Bedroom Three

8'10 x 8'7 (2.69m x 2.62m)

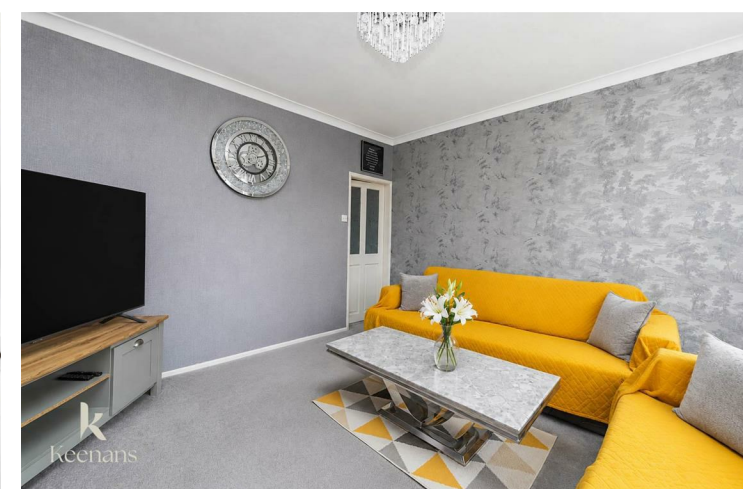
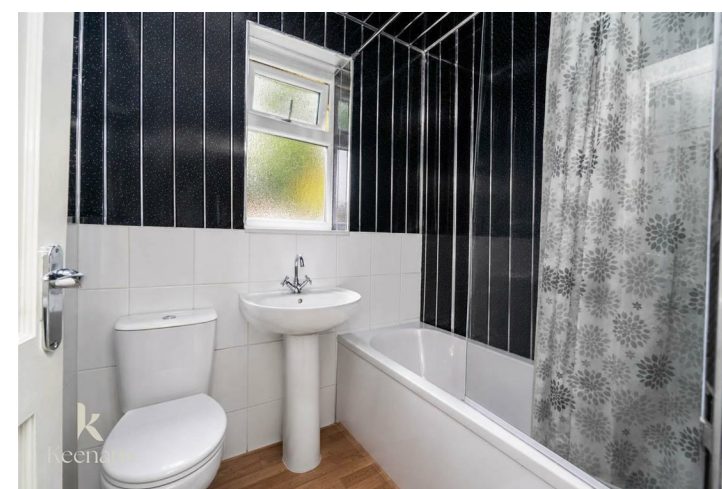
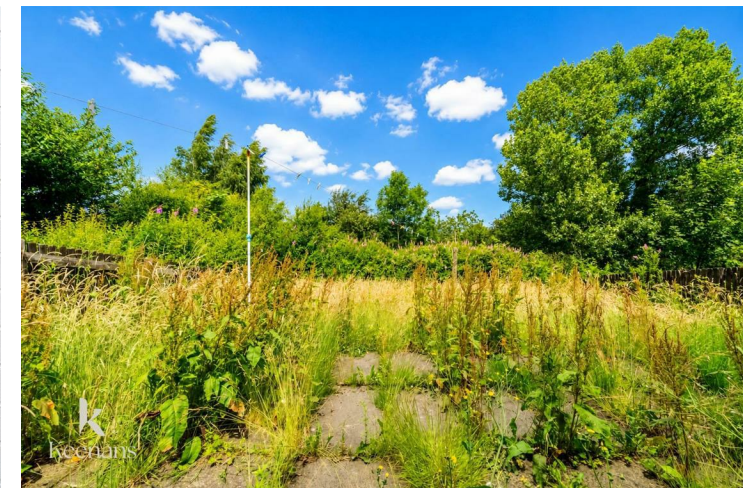
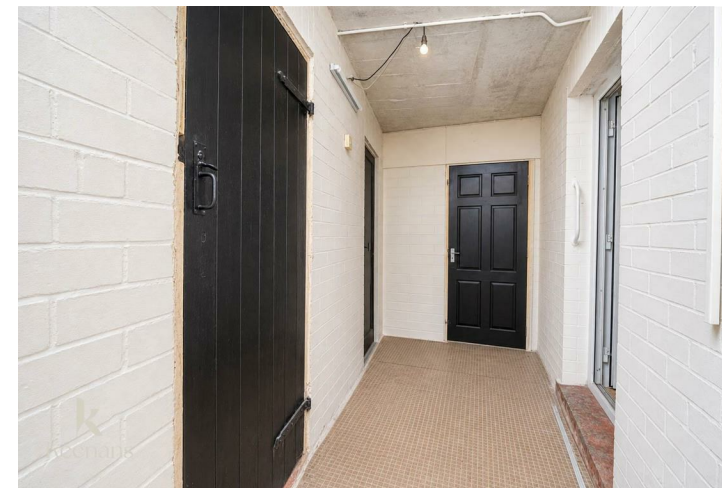
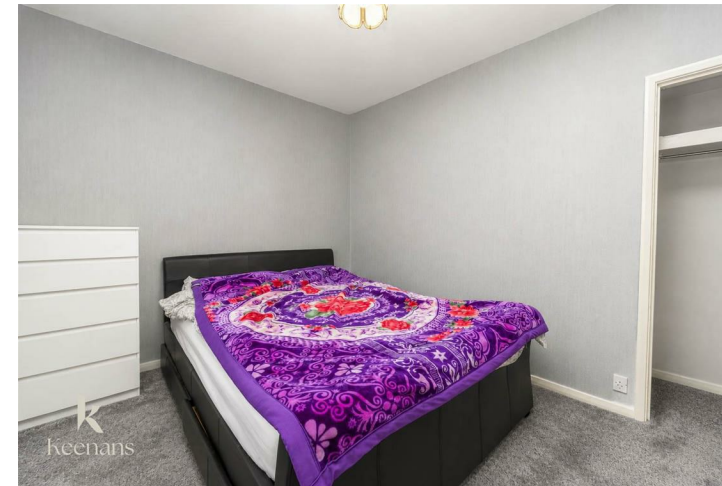
Bathroom

5'8 x 5'1 (1.73m x 1.55m)

External

Outbuilding

13'4 x 9'5 (4.06m x 2.87m)



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