



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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Newhouse Close, Wardle, OL12 9LW

Offers Over £280,000

SPACIOUS THREE BEDROOM HOME IDEAL FOR A FAMILY

Welcome to this charming house located on Newhouse Close in the desirable area of Wardle, Rochdale. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking a comfortable and spacious home. The heart of the house is a generous reception room, perfect for family gatherings or entertaining guests, providing a warm and inviting atmosphere.

The low maintenance exteriors allow for more time to enjoy the large back garden, which offers ample space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Situated in a convenient location, this home provides easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and practicality.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a spacious family home. Don't miss the chance to make this lovely house your new home.

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Newhouse Close, Wardle, OL12 9LW

Offers Over £280,000



- Exceptional Semi Detached Property
- Abundance of Living Space
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Contemporary Fitted Dining Kitchen
- Tenure Leasehold
- Four Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

9'4 x 6'2 (2.84m x 1.88m)

UPVC double glazed frosted leaded front door and window, central heating radiator, herringbone wood effect flooring, doors leading to reception room, utility, WC, kitchen/dining area, understairs storage and stairs to first floor.

Reception Room

21'9 x 10'7 (6.63m x 3.23m)

UPVC double glazed bay window, central heating radiator, coving, four feature wall lights, living flame gas fire with granite heath and surround, television point, herringbone wood effect flooring and UPVC double glazed French doors and windows to rear.

Utility

7'5 x 5'2 (2.26m x 1.57m)

UPVC double glazed frosted window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, composite sink with mixer tap, plumbing for washing machine, spotlights and herringbone wood effect flooring.

WC

7'5 x 3'2 (2.26m x 0.97m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, spotlights and herringbone wood effect flooring.

Kitchen/Dining Area

13'11 x 11'11 (4.24m x 3.63m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, one and a half bowl ceramic sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, spotlights, herringbone wood effect laminate, door to storage and UPVC double glazed door to rear.

First Floor

Landing

5'9 x 2'9 (1.75m x 0.84m)

Smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

14'3 x 11'0 (4.34m x 3.35m)

UPVC double glazed window, central heating radiator and door to over stairs storage.

Bedroom Two

11'1 x 10'7 (3.38m x 3.23m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

10'8 x 8'7 (3.25m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

13'4 x 5'11 (4.06m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, electric feed shower enclosed, spotlights, integrated shelving, partially tiled elevations and wood effect flooring.

External

Rear

Enclosed garden with paving, artificial lawn and access to garage.

Front

Artificial lawn, mature shrubbery and tarmac driveway.



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