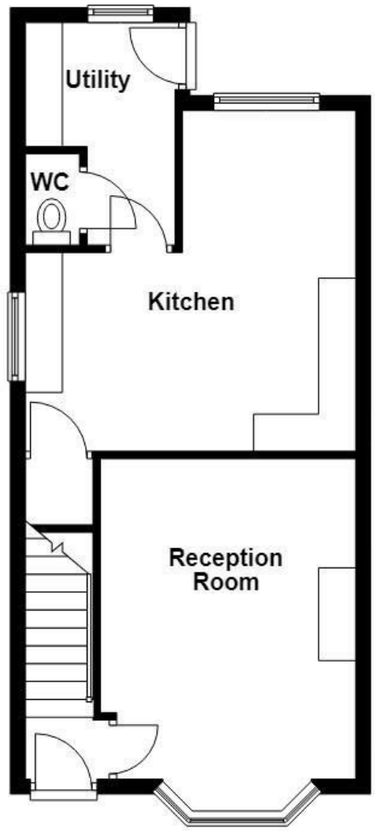
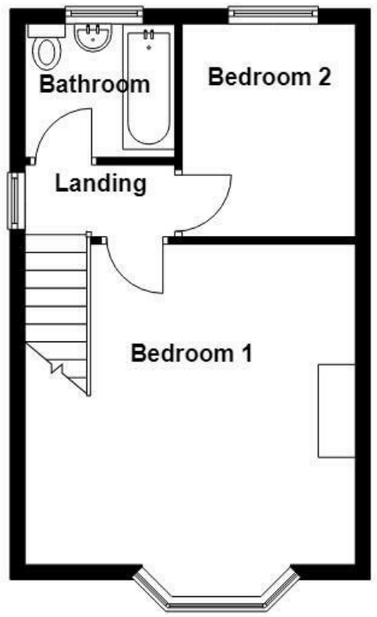
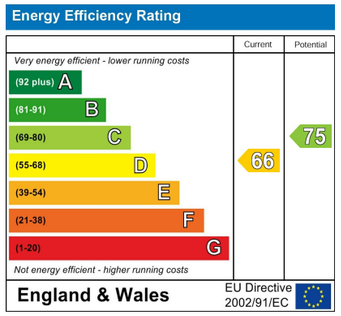
Keenans

Ground Floor



First Floor





Wykeham Grove, Rochdale, OL12 7NE

Offers In Excess Of £210,000

STYLISH TWO BEDROOM END TERRACE HOME SOLD WITH NO CHAIN DELAY - PERFECT FOR FIRST-TIME BUYERS

Welcome to this charming end-terrace house located on Wykeham Grove in Passmonds, Rochdale. This delightful property is perfect for first-time buyers seeking a comfortable and stylish home. As you enter, you are greeted by a cosy lounge that features a stunning log burner, creating a warm and inviting atmosphere for relaxation and entertaining.

The stylish kitchen diner is well-equipped and offers a practical layout, making it a joy to prepare meals. Additionally, there is a separate utility room and a convenient WC, enhancing the functionality of the space.

Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The family bathroom is also located on this floor, ensuring convenience for all residents.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

This home is ready to move into, allowing you to settle in without delay. With its appealing features and prime location, this end-terrace house is an excellent opportunity for those looking to establish themselves in Rochdale. Don't miss your chance to make this lovely property your new home.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Wykeham Grove, Rochdale, OL12 7NE

Offers In Excess Of £210,000

2 1 1 D

- Ideal First Home
- Reception Room With Log Burner
- Private Parking
- EPC Rating D
- Two Bedroom End Terrace Property
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen With Dining Area
- Front & Rear Gardens
- Council Tax Band B

Ground Floor

Entrance Hallway

3'9 x 2'7 (1.14m x 0.79m)

Composite front entrance door, central heating radiator, smoke alarm, alarm system, wood effect flooring, stairs to the first floor with under stair storage and door to the reception room.

Reception Room

14'2 x 11'4 (4.32m x 3.45m)

UPVC double glazed bay window, central heating radiator, cast iron log burning stove with brick surround, wood effect flooring and door to the kitchen.

Open Plan Dining Kitchen Diner

15'1 x 14'10 (4.60m x 4.52m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, double oven, four ring gas hob, extractor hood, space for fridge freezer, understairs storage, wood effect flooring and door to the utility.

Utility Room

9'10 x 5'9 (3.00m x 1.75m)

UPVC double glazed window, plumbing for washing machine, tiled flooring, door to WC, hardwood door to the rear and a shelved storage area.

WC

4'2 x 2'5 (1.27m x 0.74m)

Dual flush WC and tiled flooring.

First Floor

Landing

5'10 x 2'9 (1.78m x 0.84m)

UPVC double glazed window, access to boarded loft for additional storage, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

14'11 x 13'1 (4.55m x 3.99m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

9'5 x 9' (2.87m x 2.74m)

UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, part tiled elevations, extractor fan and wood effect flooring.

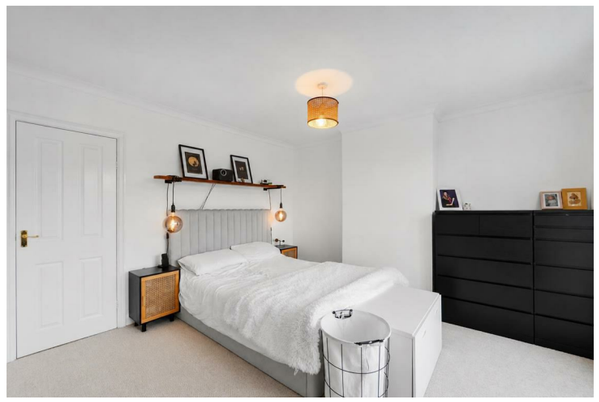
External

Front

Laid to lawn garden with stone paving and block paved areas.

Rear

Enclosed laid to lawn garden with stone paving, planted beds and a shed.



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