



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

Ashley Close, Rochdale, OL11 3EP

Offers Over £250,000

SPACIOUS MODERN FAMILY HOME

Welcome to this charming family home located on Ashley Close in the town of Rochdale. This delightful house offers a spacious layout, perfect for a growing family looking for comfort and style.

As you step inside, you'll be greeted by a large extended dining kitchen area, ideal for hosting family gatherings or entertaining friends. The modern decor and appliances add a touch of elegance to the space, creating a warm and inviting atmosphere throughout the home.

Situated on a quiet close, this property provides a peaceful retreat from the hustle and bustle of everyday life. You'll enjoy the tranquillity of the neighbourhood while still being just a stone's throw away from local amenities, making daily errands a breeze.

Don't miss out on the opportunity to make this house your home. With its spacious layout, modern features, and convenient location, this property has everything you need to create lasting memories with your loved ones. Contact us today to arrange a viewing and experience the charm of Ashley Close for yourself.

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- Tenure Leasehold
 - Off Road Parking With Drive
 - Contemporary Fitted Kitchen/Living Space And Three Piece Bathroom
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Semi Detached Property With Viewing Essential
 - Ideal Family Home
- EPC Rating D
 - Three Bedrooms
 - Enclosed Paved Patio Garden Space

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

13'8 x 5'7 (4.17m x 1.70m)

Central heating radiator, doors to reception room, kitchen, tiled floor and stairs to first floor.

Reception Room

14'2 x 11'8 (4.32m x 3.56m)

UPVC double glazed leaded bow window, central heating radiator, coving, two feature wall lights, gas fire, television point and laminate flooring.

Kitchen/Living Space

23'5 x 18'2 (7.14m x 5.54m)

UPVC double glazed window, UPVC double glazed French doors to rear garden space, upright central heating radiator, range of High gloss wall and base units, quartz work tops, double oven in a high rise unit, five ring gas hob with tiled splash back and extractor fan, composite sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, tiled floor, media wall with television point and LED spotlights.

First Floor

Landing

6'11 x 6'3 (2.11m x 1.91m)

UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'4 x 10'3 (4.06m x 3.12m)

UPVC double glazed leaded window, central heating radiator and laminate flooring.

Bedroom Two

9'1 x 8'11 (2.77m x 2.72m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom Three

10'6 x 7'1 (3.20m x 2.16m)

UPVC double glazed leaded window, central heating radiator, storage and laminate flooring.

Bathroom

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, PVC to ceiling, spotlights, part tiled elevation and laminate flooring.

External

Rear

Paved area and gravel chip raised beds with mature shrubs and tree.



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