



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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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## Fearn Dene, Rochdale, OL12 7GE

### Offers In Excess Of £210,000

A FANTASTIC TWO BEDROOM SEMI DETACHED HOME

Located on Fearn Dene, Rochdale, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a well-maintained drive and a lovely garden laid to lawn, perfect for enjoying the outdoors or entertaining guests.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, ideal for relaxation or family gatherings. The modern kitchen is thoughtfully designed, providing both functionality and style, making it a joy to prepare meals.

The first floor features two generously sized double bedrooms, ensuring ample space for rest and personal belongings. A family bathroom completes this floor, offering convenience for daily routines.

This home is ready to move into, allowing you to settle in without the hassle of renovations. Its great location further enhances its appeal, with local amenities and transport links within easy reach. This property is not just a house; it is a wonderful place to call home.

# Fearn Dene, Rochdale, OL12 7GE

Offers In Excess Of £210,000

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- Two Double Bedrooms
- Council Tax Band B
- EPC Rating TBC
- Ready To Move Into
- Tenure Freehold
- Driveway For Off Road Parking
- Great Rochdale Location
- Modern Fitted Kitchen
- Laid To Lawn Garden
- Ideal First Time Buy With Viewing Essential

## Ground Floor

### Entrance

Composite part frosted door to porch.

### Porch

4'4 x 3'10 (1.32m x 1.17m)

UPVC frosted window, meter cupboard, door to reception room and wood effect lino flooring.

### Reception Room

15'6 x 11'10 (4.72m x 3.61m)

UPVC double glazed window, central heating radiator, electric fire, smoke alarm, door to kitchen/dining area, stairs to first floor and wood effect lino flooring.

### Kitchen/Dining Area

11'10 x 9'9 (3.61m x 2.97m)

UPVC double glazed window, central heating radiator, panel wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for freestanding oven, stainless steel splash back, extractor hood, space for fridge freezer, tiled splash back, extractor fan, wood effect laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

7' x 2'9 (2.13m x 0.84m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

11'10 x 9'2 (3.61m x 2.79m )

UPVC double glazed window, central heating radiator, fitted wardrobe and dressing table.

### Bedroom Two

11'10 x 8'8 (3.61m x 2.64m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'9 x 4'7 (2.67m x 1.40m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with overhead electric feed shower, extractor fan, above stairs storage, part tiled elevation and wood effect lino flooring.

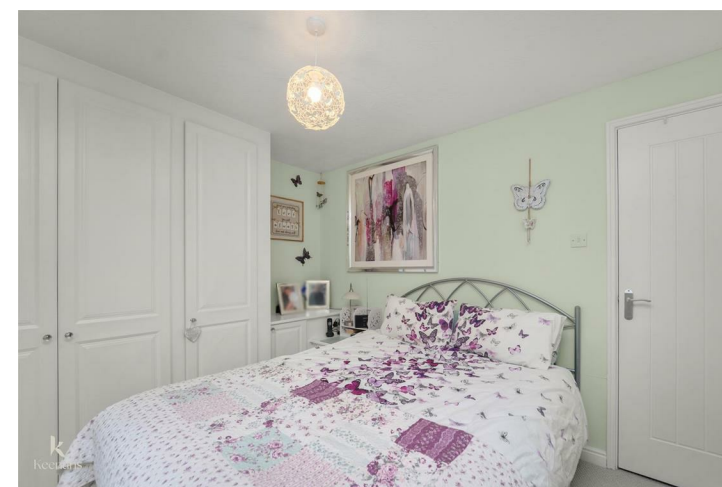
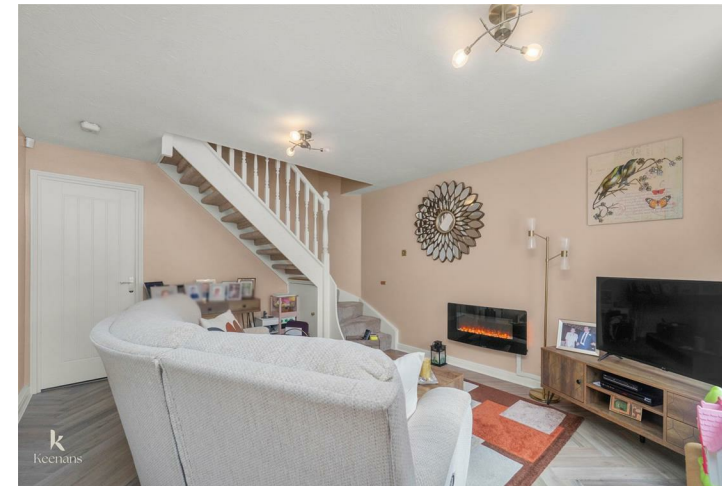
## External

## Front

Paved drive, steps, laid to lawn garden, slate chippings.

## Rear

Enclosed laid to lawn garden, decking, stone paving and slate chippings.



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