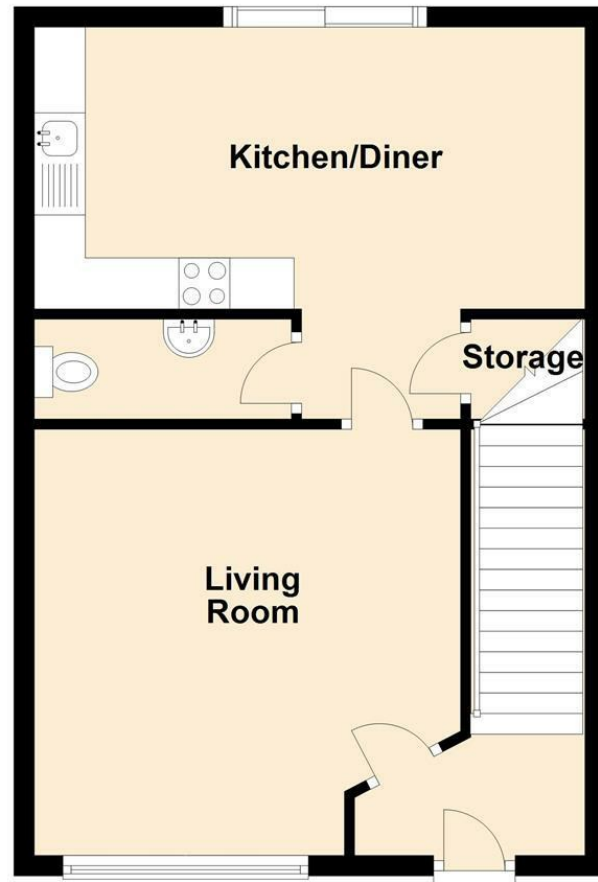
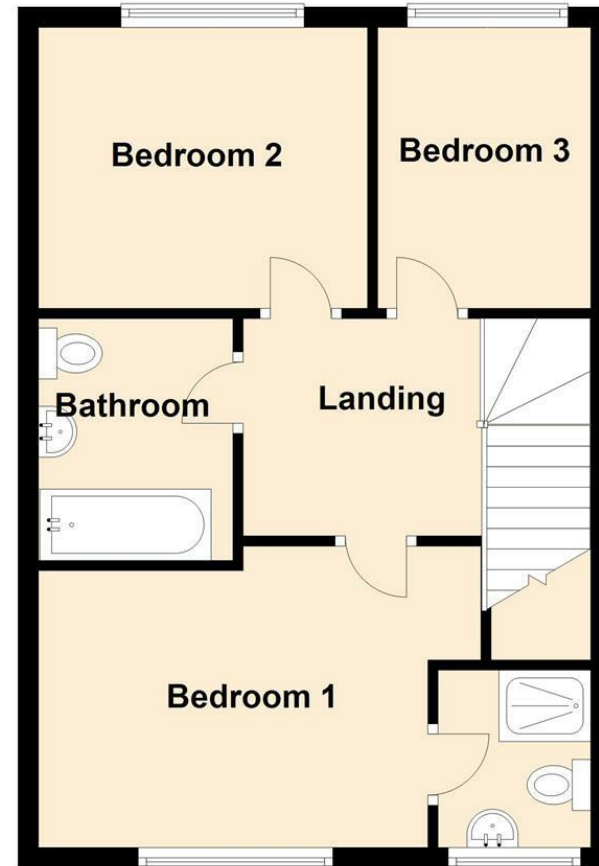


Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

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.



Ginnell Farm Avenue, Rochdale, OL16 4GG

£240,000

IMMACULATELY PRESENTED THREE BEDROOMED SEMI-DETACHED HOME
FREEHOLD

If you are looking to take your first step onto the property ladder, perhaps looking for your forever family home, then look no further! This exceptionally maintained and deceptively spacious three bedroomed property would make the ideal first time buy for a couple or upsize for a growing family. Based on a well-regarded and family-friendly modern development in the Burnedge area of Rochdale, this gorgeous home offers an array of sought-after features, including a large open-plan kitchen diner, three generous bedrooms and a spacious rear garden for your enjoyment.

The property comprises briefly the ground floor of: entrance hallway with glazed door to the lounge and a wide staircase to the first floor. Through the spacious lounge is access to the modern kitchen diner facility, ideal for family meals or guest entertainment. The ground floor also boasts a WC for your convenience. To the first floor are three bedrooms with en-suite to master, as well as a modern three-piece family bathroom suite. Externally, the property is garden-fronted with a laid-to-lawn area, as well as a tarmac driveway leading through to the very generous laid-to-lawn garden area.

For more information or to make arrangements to view, please contact the team at Keenans Rochdale today.

Ginnell Farm Avenue, Rochdale, OL16 4GG
£240,000

 3  2  1  B

- Ideal First Time Buy
 - Ground Floor WC
 - Immaculately Presented
 - Freehold
- Three Bedrooms
 - Open Plan Kitchen Diner
 - Modern Development
- Two Bathrooms
 - Off Road Parking
 - Large Rear Garden

Internal

Ground Floor

Entrance Hallway

Central light point, central heating radiator, glazed door leading to lounge and stairs leading to the first floor.

Lounge

13'75 x 12'07 (3.96m x 3.84m)
UPVC double glazed window to front elevation, central light point, television point, central heating radiator and door leading to kitchen diner.

Kitchen Diner

15'45 x 9'41 (4.57m x 2.74m)
UPVC double glazed window and patio doors to rear elevation, central light points, central heating radiator, doors leading to WC and under stair storage cupboard. A range of floor and wall based units with complementary worktops, one and a half bowl stainless steel sink with drainer and mixer tap, integrated washing machine, dishwasher, oven with four ring gas hob and extractor hood, wood effect flooring.

WC

6'04 x 3'45 (1.93m x 0.91m)
Central light point, central heating radiator, low level WC and pedestal wash basin.

First Floor

Landing

Loft access, central light point and doors leading to three bedrooms and family bathroom suite.

Bedroom One

11'16 x 9'71 (3.35m x 2.74m)
UPVC double glazed window to front elevation, central light point, central heating radiator and television point.

En-suite

5'75 x 5'42 (1.52m x 1.52m)
UPVC double glazed window to front elevation, central light point, central heating radiator. A three-piece suite comprising of glass shower enclosure with overhead shower feed, pedestal wash basin and low level WC.

Bedroom Two

10'77 x 8'65 (3.05m x 2.44m)
UPVC double glazed window to rear elevation, central light point, central heating radiator and television point.

Bedroom Three

12'00 x 6'55 (3.66m x 1.83m)
UPVC double glazed window to rear elevation, central light point and central heating radiator.

Bathroom

6'70 x 5'52 (1.83m x 1.52m)
Central heating radiator, central light point, a three-piece suite comprising of panelled bath, low level WC, pedestal wash basin, part tiled elevations and extractor fan.

External

Front

Laid to lawn garden with mature shrubs. Tarmacadam driveway providing off road parking. Gated access to rear garden.

Rear

An enclosed mainly laid to lawn garden area with patio.

Agents Notes

Property is Freehold.
Council Tax Band C.



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