


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.

Knowsley Crescent, Rochdale, OL12 8HR

Offers Over £220,000

Recently Renovated Three Bedroom Semi-Detached Home - Stylish, Spacious & Ready to Move Into

Welcome to this beautifully presented three-bedroom semi-detached property, recently renovated to a high standard and ideal for modern family living. Situated in a popular residential area, this stylish home offers generous living space, a smart layout, and superb convenience both inside and out.

Upon entering, you're welcomed by a bright and inviting lounge, perfect for relaxing or entertaining. The heart of the home is the contemporary fitted kitchen, offering ample storage and workspace, with a dedicated dining area for family meals and get-togethers. A convenient downstairs W/C completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, all offering comfortable accommodation and plenty of natural light. The modern family bathroom is tastefully finished with quality fittings.

Outside, enjoy stunning, uninterrupted views from the beautifully maintained rear garden, offering a perfect backdrop for relaxing or outdoor dining - while a driveway to the front provides off-road parking.

Whether you're a first-time buyer, growing family, or downsizer looking for a turn-key home, this property ticks all the boxes.

Knowsley Crescent, Rochdale, OL12 8HR

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 3  1  1  E

- Semi-Detached
- Driveway
- Council Tax Band - A
- Three Bedrooms
- Garden To Rear
- EPC Rating - E
- Downstairs W/C
- Tenure - Freehold

Lounge

16'0" x 11'5" (4.9m x 3.5m)

Kitchen

16'0" x 10'5" (4.9 x 3.2m)

Downstairs W/C

5'2" x 1'11" (1.6m x 0.6m)

Bedroom One

16'4" x 7'2" (5m x 2.2m)

Bedroom Two

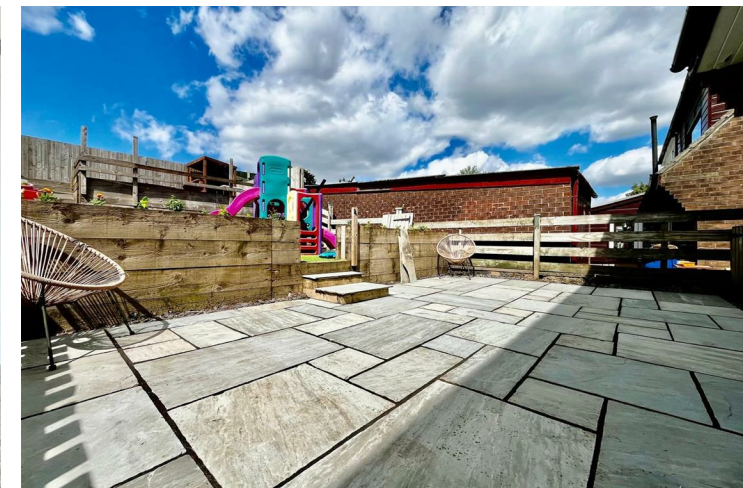
10'9" x 7'10" (3.3m x 2.4m)

Bedroom Three

8'2" x 7'6" (2.5m x 2.3m)

Bathroom

6'6" x 5'6" (2m x 1.7m)



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