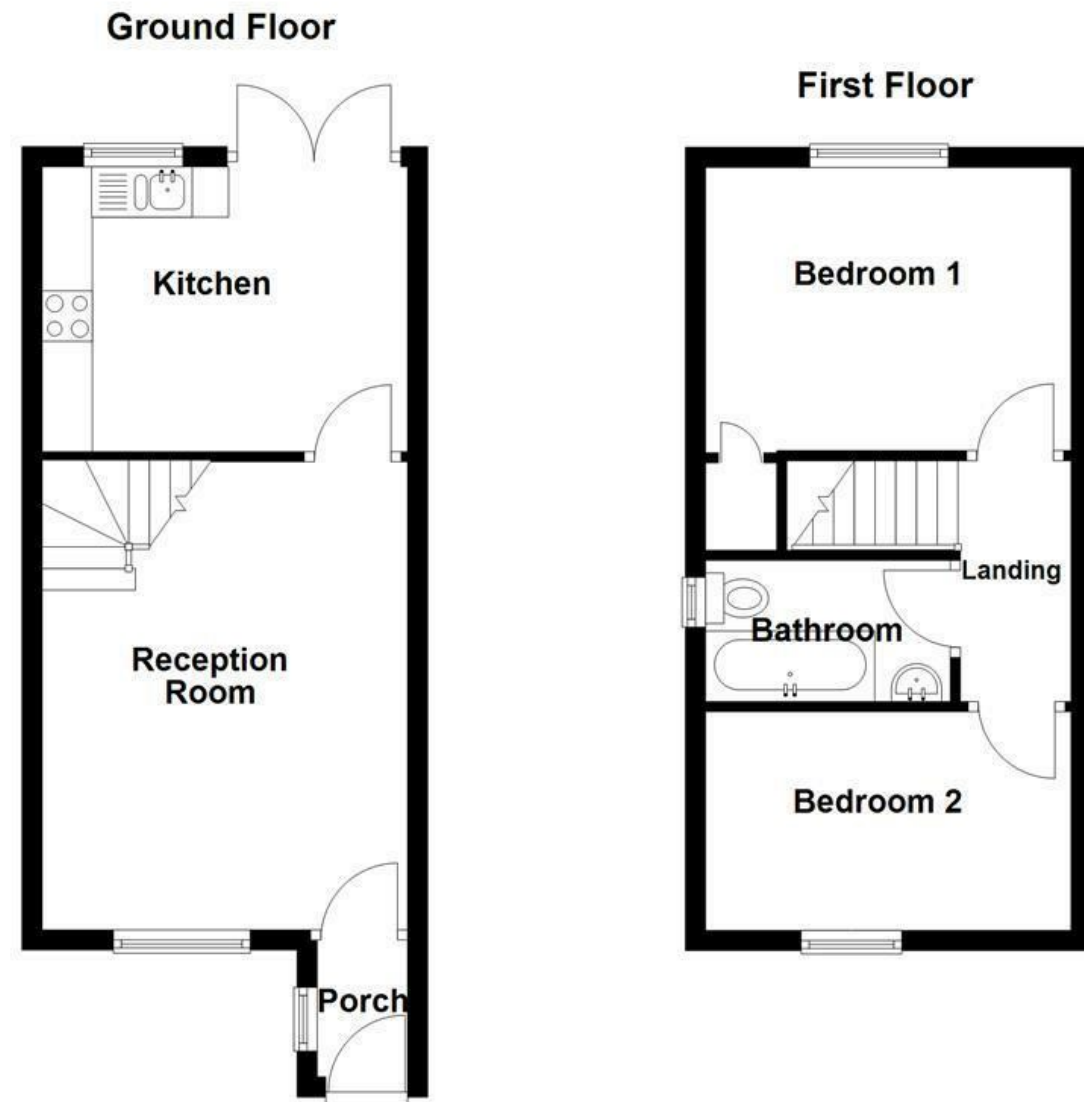




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>74</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Royle Road, Rochdale, OL11 3ET

### Offers Over £165,000

#### CONVENIENTLY LOCATED SEMI-DETACHED HOME

Nestled on Royle Road in the charming town of Rochdale, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With a spacious living room that invites relaxation and social gatherings, this property is perfect for a small family or a professional couple looking to settle in a welcoming community.

The house boasts two generously sized bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom adds to the home's functionality, ensuring that daily routines are both easy and enjoyable.

One of the standout features of this property is its prime location. Residents will benefit from good access to nearby amenities, including shops, schools, and essential services, making everyday life a breeze. Additionally, the property is well-connected to commuter routes, allowing for easy travel to surrounding areas.

For those with vehicles, ample parking is available, adding to the convenience of this lovely home. Overall, this semi-detached house on Royle Road is a wonderful choice for anyone looking to embrace a comfortable lifestyle in a vibrant neighbourhood. Don't miss the chance to make this charming property your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Royle Road, Rochdale, OL11 3ET

## Offers Over £165,000

 2  1  1  C

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Two Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

#### Porch

4'6 x 2'11 (1.37m x 0.89m)  
UPVC double glazed frosted entrance door, UPVC double glazed window, vinyl flooring and door to reception room.

#### Reception Room

15'3 x 11'11 (4.65m x 3.63m)  
UPVC double glazed window, central heating radiator, PVC panel elevation, vinyl flooring, stairs to first floor and door to kitchen.

#### Kitchen

11'10 x 9'3 (3.61m x 2.82m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, glass splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, wall mounted boiler, vinyl flooring and UPVC double glazed leaded French doors to rear.

### First Floor

#### Landing

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

#### Bedroom One

11'11 x 9'3 (3.63m x 2.82m)  
UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Two

11'11 x 7'1 (3.63m x 2.16m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

8' x 4'5 (2.44m x 1.35m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and vinyl flooring.

### External

#### Front

Bedding areas and parking space.

#### Rear

Tiered garden and artificial lawn.



Tel: 01706396140

www.keenans-estateagents.co.uk