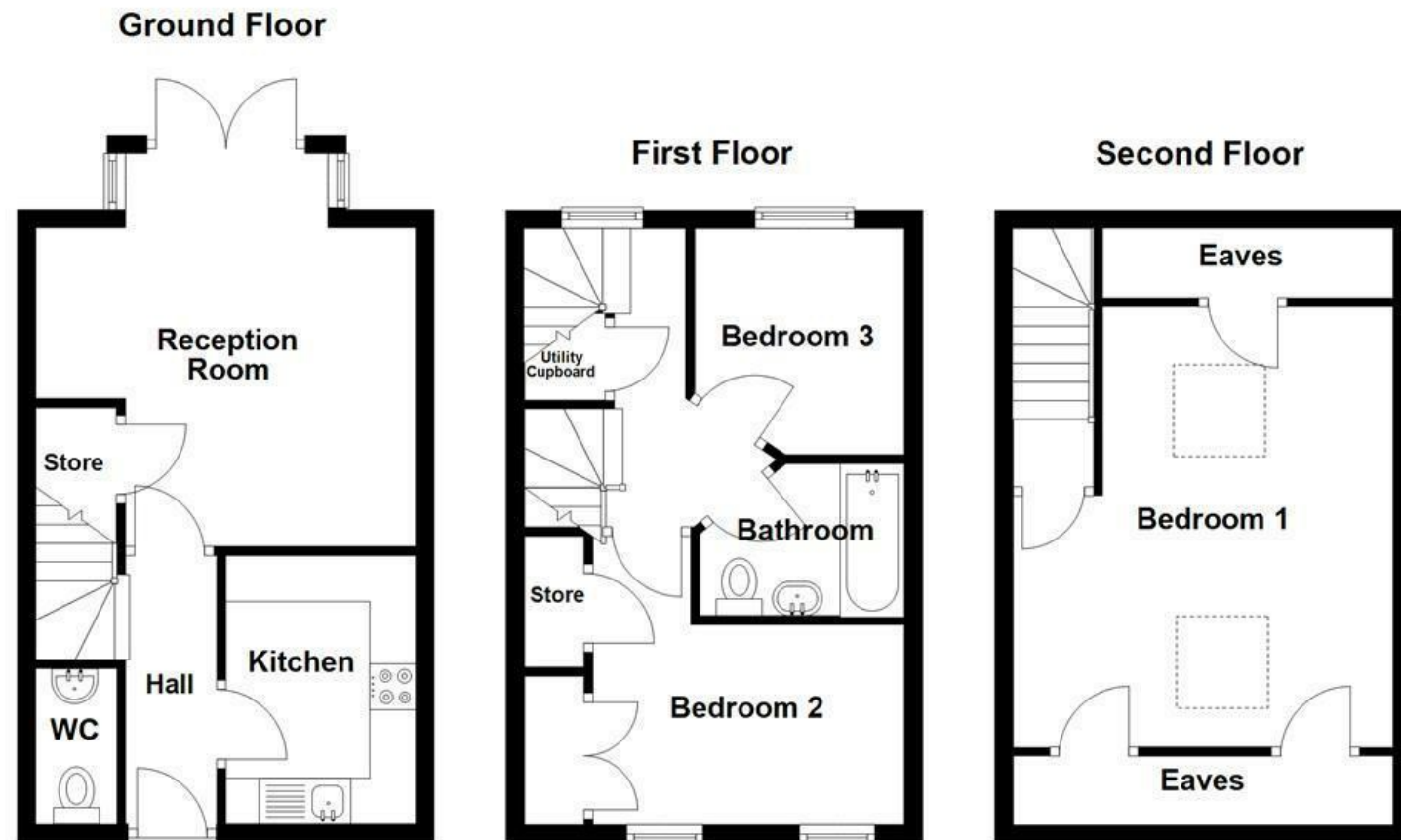




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | <b>80</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.

## Charlton Street, Rochdale, OL11 2SW

### Offers Over £220,000

#### GORGEOUS THREE BEDROOM HOME IN ROCHDALE

Situated on Charlton Street in the charming town of Rochdale, this semi-detached house presents an ideal family home, offering both comfort and modern convenience. With three well-proportioned bedrooms, including a large master bedroom situated in the attic, this property is designed to accommodate the needs of a growing family. The master bedroom features separate controlled lighting, allowing for the possibility of dividing the space into two distinct areas, should you desire.

The spacious reception room serves as the heart of the home, seamlessly connecting to an enclosed rear yard that boasts a delightful decking area, perfect for outdoor entertaining or simply enjoying a quiet moment in the sun. The well-equipped kitchen is a practical space for culinary enthusiasts, ensuring that meal preparation is both enjoyable and efficient. Additionally, the property includes a convenient downstairs WC, enhancing the functionality of the living space.

Modern technology is at your fingertips, as all light switches throughout the home are smart switches, enabling control via your mobile device or smart speaker. This feature adds a touch of contemporary living, making everyday tasks more manageable.

In summary, this semi-detached house on Charlton Street is a wonderful opportunity for families seeking a blend of space, comfort, and modern amenities in a welcoming community. With its thoughtful layout and

# Charlton Street, Rochdale, OL11 2SW

## Offers Over £220,000

 3  1  1  C

- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and EV Charging Point
- EPC Rating B
- Three Bedrooms
- Spread Across Three Floors
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Hall

9'7 x 3'3 (2.92m x 0.99m )  
Composite double glazed frosted front door, central heating radiator, doors leading to WC, kitchen, reception room and stairs to first floor.

#### WC

5'7 x 2'11 (1.70m x 0.89m)  
Central heating radiator, pedestal wash basin with mixer tap, dual flush WC and wood effect flooring.

#### Kitchen

9'7 x 6'9 (2.92m x 2.06m)  
UPVC double glazed window, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher and wood effect flooring.

#### Reception Room

15'0 x 13'8 (4.57m x 4.17m)  
Two central heating radiators, television point, wood effect flooring, door to under stairs storage and UPVC double glazed French doors to rear.

### First Floor

#### Landing

14'2 x 6'1 (4.32m x 1.85m)  
Two central heating radiators, doors leading to two bedrooms, bathroom and stairs to second floor.

#### Bedroom Two

13'9 x 9'3 (4.19m x 2.82m )  
UPVC double glazed window, central heating radiator, fitted wardrobe and door to over stairs storage.

#### Bedroom Three

9'6 x 7'6 (2.90m x 2.29m )  
UPVC double glazed window and central heating radiator.

#### Bathroom

7'3 x 5'6 (2.21m x 1.68m )  
Central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with mixer tap with overhead direct feed rainfall shower and rinse head, partially tiled elevations and wood effect flooring.

### Second Floor

#### Landing

Door to bedroom one.

#### Bedroom One

16'8 x 13'9 (5.08m x 4.19m)  
Two Velux windows, spotlights and access to eave storage.

### External

#### Rear

Enclosed garden with artificial lawn, paving, decking and shed.

#### Front

Slate chippings, off road parking and EV charging point.



Tel: 01706396140

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