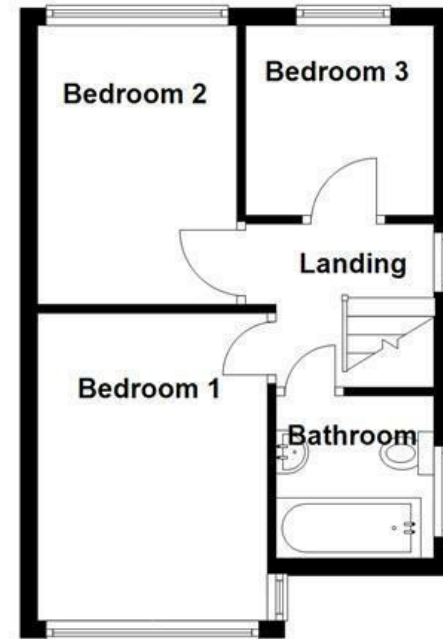


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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.

Harry Street, Rochdale, OL11 3HS Offers In The Region Of £180,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY NOT TO BE MISSED

Situated on the charming Harry Street in Rochdale, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The fitted kitchen, complete with a dining space, is ideal for those who appreciate cooking and dining in a warm, inviting atmosphere. A three-piece bathroom is currently in the process of being completed, ensuring that modern conveniences are at your fingertips.

Additionally, the property includes an ample-sized garage, providing extra storage for your belongings or the potential for a workshop. The gardens to both the front and rear of the house offer a lovely outdoor space for relaxation, gardening, or play, making it a perfect retreat for families or those who enjoy spending time outdoors.

This semi-detached home on Harry Street is not just a property; it is a place where memories can be made. With its generous living spaces and convenient location, it is an opportunity not to be missed.

Harry Street, Rochdale, OL11 3HS

Offers In The Region Of £180,000

 3  2  2  C

- Tenure Leasehold
- Off Road Parking
- Ample Rear Garden Space
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Tree Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

Ground Floor

Hallway

12'6 x 3'8 (3.81m x 1.12m)

Reception Room One

12'2 x 11'4 (3.71m x 3.45m)

Reception Room Two

15'4 x 10'7 (4.67m x 3.23m)

Inner Hallway

3'8 x 3'3 (1.12m x 0.99m)

Kitchen/Diner

20'3 x 7'7 (6.17m x 2.31m)

First Floor

Landing

7'3 x 6'3 (2.21m x 1.91m)

Bedroom One

11'8 x 8'9 (3.56m x 2.67m)

Bedroom Two

10'7 x 7'7 (3.23m x 2.31m)

Bedroom Three

7'3 x 7'3 (2.21m x 2.21m)

Bathroom

6'2 x 6 (1.88m x 1.83m)

External

Garage

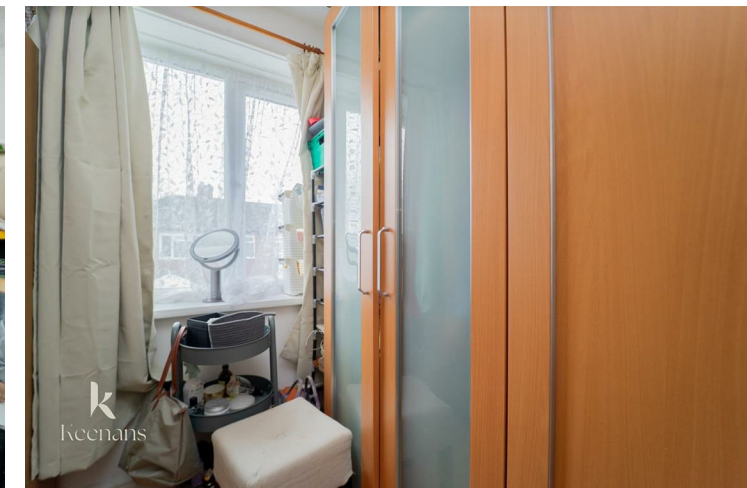
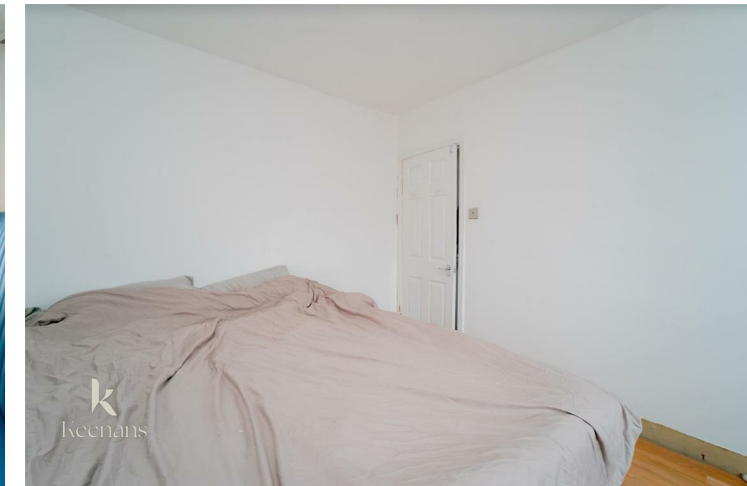
20'3 x 9'9 (6.17m x 2.97m)

Rear

Enclosed laid to lawn garden.

Front

Laid to lawn garden and hedges.



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