



## Deeplish Cottages, Rochdale, OL11 1NJ

### Offers Over £190,000

ENVIABLE THREE BEDROOM END TERRACED PROPERTY NOT TO BE MISSED

Situated in the area of Deeplish, Rochdale, this delightful end-terrace house offers a perfect blend of comfort and space. Spanning an impressive 1,184 square feet, the property features three generously sized bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

As you enter, you are welcomed by a spacious porch that leads into a well-fitted kitchen, perfect for culinary enthusiasts. The kitchen flows seamlessly into a large reception room, providing a warm and inviting space for relaxation and entertaining. The thoughtfully designed layout ensures that natural light fills the home, creating a bright and airy atmosphere.

The first floor hosts a three-piece bathroom suite, conveniently located for easy access from all bedrooms. Ascending the stairs from the landing, you will find the third bedroom on the second floor, which offers a private retreat with ample space for furnishings.

One of the standout features of this property is the wrap-around garden, providing a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. This home truly boasts an abundance of space, both inside and out, making it a rare find in the area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Tenure Freehold
  - On Street Parking
  - Ideal Family Home
  - Easy Access To Major Network Links
- Council Tax Band A
  - Three Generously Sized Bedrooms
  - Abundance Of Space
- EPC Rating D
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Viewing Essential

### Ground Floor

#### Entrance

UPVC double glazed frosted door to porch.

#### Porch

8'7 x 3'4 (2.62m x 1.02m)

UPVC double glazed window, feature wall light, tiled effect vinyl flooring and hardwood door to kitchen.

#### Kitchen

15'6 x 7'5 (4.72m x 2.26m)

UPVC double glazed window, central heating radiator, spotlights, range of white panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, double gas oven with four ring gas hob, integrated extractor hood, space for fridge freezer and washing machine, Worcester boiler, tiled effect vinyl flooring, hardwood door to reception room and hardwood door to side.

#### Reception Room

15'6 x 13'5 (4.72m x 4.09m)

UPVC double glazed window, central heating radiator, spotlights, gas fire, television point and stairs to first floor.

### First Floor

#### Landing

16'1 x 9'7 (4.90m x 2.92m)

UPVC double glazed window, central heating radiator, hardwood doors to two bedrooms, bathroom and stairs to second floor.

#### Bedroom One

19'3 x 11'5 (5.87m x 3.48m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Two

16'1 x 11'5 (4.90m x 3.48m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

6'10 x 6'5 (2.08m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with electric feed shower and mixer tap, tiled elevation, PVC to ceiling, spotlights and tiled effect flooring.

### Second Floor

#### Landing

11'11 x 3'1 (3.63m x 0.94m)

Door to bedroom three.

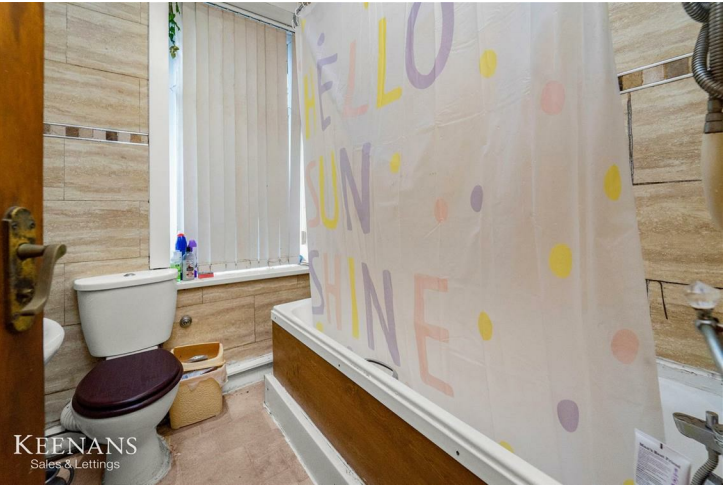
#### Bedroom Three

15'7 x 14'5 (4.75m x 4.39m)

UPVC double glazed window, central heating radiator, loft access and television point.

### External

Wrap around laid to lawn garden with paving, bedding areas and off road parking.



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