



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 77        |
| (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.



## Croxton Avenue, Rochdale, OL16 2YE

### Offers Over £170,000

A TWO-BEDROOM TRUE BUNGALOW WITH A GARAGE ON A POPULAR CUL DE SAC IN ROCHDALE

Keenans are proud to bring to the market this true bungalow, ideally suited for a first time buyer, couple or small family looking for a property they can move straight into. The property is close to well regarded schools, has good commuter routes towards neighbouring towns as well as being close to local amenities.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway which has doors leading to the WC and to the living room. The living room has doors providing access to the kitchen and inner hallway. The inner hallway has doors providing access to two bedrooms, a three piece bathroom suite and a storage cupboard. Externally to the rear of the property there is an enclosed wrap around garden with raised bedding area, mature shrubbery and a paved patio. There is also a garage and driveway for off-street parking. To the front of the property there is an enclosed lawn garden.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Croxton Avenue, Rochdale, OL16 2YE

## Offers Over £170,000

 2  1  1  C

- Tenure Leasehold
  - Garage & Off-Street parking
  - Fitted Kitchen
  - Close Proximity To Amenities
- Council Tax Band A
  - Two Bedroom Semi Detached Bungalow
  - Ideal Home For Small Family Or Couple
- EPC Rating C
  - Three Piece Bathroom suite
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a UPVC double glazed front door to hall.

#### Hall

4'6 x 4'2 (1.37m x 1.27m)

Doors to cloak room, WC and living room.

#### WC

5'6 x 3'1 (1.68m x 0.94m)

UPVC double glazed frosted window, low bowl WC and vanity wash basin.

#### Living Room

17'11 x 10'4 (5.46m x 3.15m)

UPVC double glazed window, central heating radiator, dado rail, electric fire, doors to kitchen and inner hall.

#### Kitchen

9'3 x 8'3 (2.82m x 2.51m)

Central heating radiator, laminate work top, base units and work top, composite sink and drainer with mixer tap, oven, four ring gas hob and extractor hood, plumbed for washing machine, dryer, space for fridge freezer, Ideal boiler, part tiled elevation, tiled floor and UPVC double glazed sliding doors to rear garden.

#### Inner Hall

5'3 x 3'2 (1.60m x 0.97m)

Central heating radiator, doors to two bedrooms, bathroom, storage cupboard and access to attic.

#### Bedroom One

11'9 x 9'2 (3.58m x 2.79m)

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

#### Bedroom Two

10'3 x 9' (3.12m x 2.74m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity wash basin with mixer tap, panel bath and mixer tap, main feed shower and rinse head, PVC elevation and laminate floor.

### External

#### Rear

Wrap around garden, paved patio, raised bedding area, lawn, mature shrubs and access to a detached garage.

#### Front

Lawn, mature shrubs and detached garage.



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