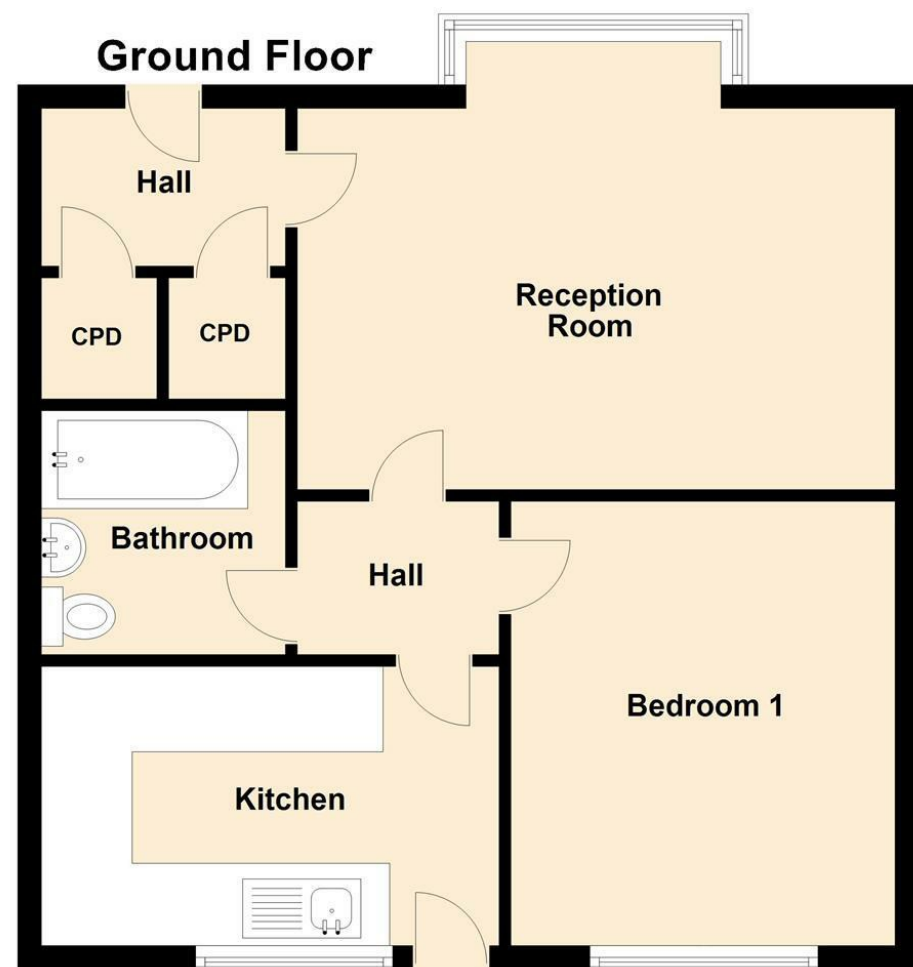




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Church Stile, Rochdale, OL16 1FF

Offers Over £125,000

A BEAUTIFULLY PRESENTED, LOW MAINTENANCE BUNGALOW IN THE HEART OF ROCSDALE!

Situated in the centre of Rochdale, close to Town Centre attractions, local amenities and schools, stands this superb, one bedroomed true bungalow. A credit to its current occupants, the property has been maintained to a high standard and enjoys spacious rooms. Perfectly suited to a down sizing couple or single occupant, the property comprises briefly;

Entrance hallway with two large closets and a door leading to a sizeable reception room. The reception room allows through access to an inner hallway which in turn leads to a bathroom, double bedroom and a fitted kitchen. The front of the property has a driveway for one car and a small planted garden, the rear enjoys a fully enclosed garden with shed. Viewings can be arranged by calling our Rochdale team today.

Church Stile, Rochdale, OL16 1FF

Offers Over £125,000



- Neatly Presented Bungalow
- One Good Size Bedroom
- Elegantly Finished Throughout
- Fantastic Garden Space
- Off Road Parking On A Driveway
- Stylish Fitted Kitchen
- Courtyard To The Front
- Close To Amenities
- Viewing Essential

Ground Floor

Entrance Hallway

5'8" x 3'10" (1.75m x 1.17m)

Wood effect flooring two fitted storage cupboards and door to reception room.

Reception Room

17'6" x 10'9" (5.34m x 3.28m)

UPVC double glazed window, central heating radiator, television point and door to the hallway.

Hallway

4'11" x 3'4" (1.51m x 1.03m)

Wood effect flooring, smoke alarm and doors to the bedroom, kitchen and the bathroom.

Bedroom

12'1" x 10'6" (3.69 x 3.22)

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

Bathroom

5'9" x 5'7" (1.76m x 1.71m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of panel bath with electric feed shower, wall mounted wash basin with mixer, twin flush WC, full tiled elevation and extractor fan.

Kitchen

11'1" x 7'1" (3.38m x 2.18m)

UPVC double glazed window, cream gloss wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink, drainer and mixer tap, plumbing for washing machine, electric oven with four ring gas hob, integrated fridge, extractor fan, boiler enclosed, chrome heated towel rail and wood effect flooring.

External

Rear

Enclosed stone paved patio with gravel chipped featured areas,

Front

Off Road parking for one vehicle to the side of a well presented courtyard.



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