



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Kensington Street, Rochdale, OL11 1QS

### £190,000

AN IDYLIC, FULLY RENOVATED MID TERRACED PROPERTY

Nestled on Kensington Street in Rochdale, this outstanding bay fronted terraced house has been meticulously renovated to the highest standard, showcasing immaculate presentation and modern elegance throughout. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, alongside three well-appointed bedrooms, including a fantastic converted loft space currently utilised as a third bedroom.

The impressive ground floor extension enhances the living space, providing a bright and airy atmosphere that is sure to impress. The property also features two contemporary bathrooms, ensuring convenience for families or couples alike. Underfloor heating compliments both the kitchen and bathroom, giving much needed comfort on the cold winter days. Outside, you will find a double driveway that offers ample parking, as well as a charming garden to the rear, complemented by an impressive outbuilding that could serve a variety of purposes.

This home is ideally situated in a sought-after location, with easy access to local bus routes, schools, and amenities. Furthermore, it is well-connected to Manchester, Middleton, Oldham, and major motorway links, making it perfect for those who commute or enjoy exploring the wider area.

A true credit to the current owner, this property has been transformed into a luxurious and stylish residence, making it the perfect choice for any small family or couple seeking a modern home in a vibrant community.



# Kensington Street, Rochdale, OL11 1QS

## £190,000

 **2**  **1**  **1**  **D**

- Spacious Mid Terrace
  - Modern Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating D
- Two Bedrooms
  - Versatile Loft Room
  - Tenure Leasehold
- Three Piece Shower Room
  - Low Maintenance Rear Garden
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

4'0 x 3'3 (1.22m x 0.99m)

Composite double glazed frosted front door, central heating radiator, coving, wood effect laminate flooring and single glazed door to hall.

#### Reception Room

23'10 x 14'10 (7.26m x 4.52m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, meter cupboard, television point, under stairs storage, wood effect laminate flooring and single glazed double doors to kitchen/dining area.

#### Kitchen/Dining Area

18'5 x 11'6 (5.61m x 3.51m)

UPVC double glazed window, upright central heating radiator, spotlights, range of high gloss wall and base units with granite work surfaces, stainless steel sink and drainer with high spout mixer tap, integrated Neff oven with five ring Neff gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, central island with breakfast bar, tiled flooring, door to WC and UPVC double glazed sliding door to rear.

#### WC

5'5 x 4'1 (1.65m x 1.24m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, storage hatch and tiled flooring.

### First Floor

#### Landing

5'8 x 2'8 (1.73m x 0.81m)

Coving, doors leading to two bedrooms and shower room.

#### Bedroom One

18'4 x 12'6 (5.59m x 3.81m)

Two UPVC double glazed windows, central heating radiator, coving and stairs to second floor loft room.

#### Bedroom Two

8'11 x 8'11 (2.72m x 2.72m)

UPVC double glazed window, central heating radiator and loft hatch.

#### Shower Room

6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed frosted window, double direct feed rainfall shower enclosed with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, PVC to ceiling, spotlights and granite effect vinyl flooring.

### Second Floor

#### Loft Room

18'4 x 10'3 (5.59m x 3.12m)

Velux window and eave storage.

#### External

### Rear

Enclosed garden with paving and outbuilding.

### Front

Double driveway.



Tel: 01706396140

www.keenans-estateagents.co.uk