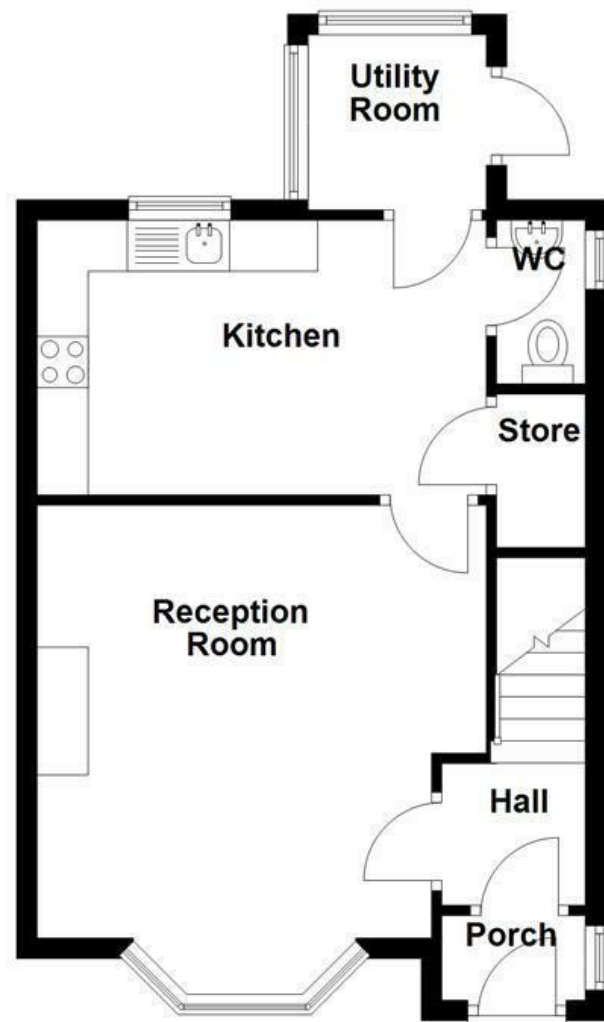
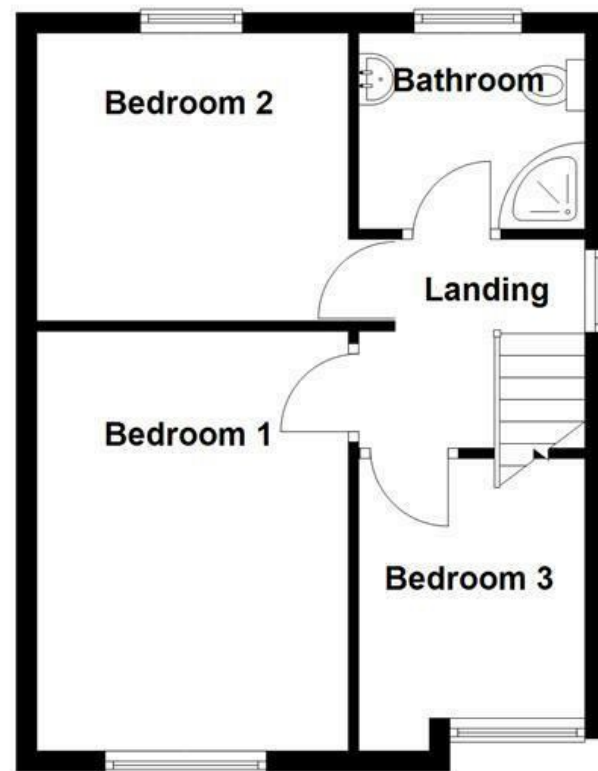


Ground Floor



First Floor



Norton Road, Rochdale, OL12 0BH

£179,950

THREE BEDROOM SEMI DETACHED IN ROCHDALE

Located on Norton Road in the charming town of Rochdale, this semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The well-equipped kitchen is designed with practicality in mind, offering ample space for a dining table, making it an ideal spot for family meals. Conveniently located next to the kitchen, a WC adds to the functionality of the ground floor, while a utility room provides additional storage and laundry options.

Upstairs, you will find two generously sized double bedrooms, providing comfortable retreats for rest and relaxation. A third bedroom, which could easily serve as a home office, offers flexibility to suit your lifestyle needs.

The outdoor space is equally appealing, featuring a rear enclosed yard complete with a greenhouse, perfect for gardening enthusiasts or those who enjoy spending time outdoors. Off-road parking at the front of the property ensures convenience and ease of access.

This delightful home combines comfort, practicality, and a welcoming atmosphere, making it a wonderful choice for anyone looking to settle in Rochdale. With its thoughtful layout and desirable features, this property is sure to attract interest. Don't miss the chance to make it your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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.

Norton Road, Rochdale, OL12 0BH

£179,950

 3  1  1  C

- Impressive Semi Detached Family Home
 - Situated On An Impressive Plot
 - Off Road Parking
 - Tenure Freehold
- Three Bedrooms
 - Modern Fixtures And Fittings
 - EPC Rating C
- Sought After Location
 - Ample Off Road Parking
 - Council Tax Band A

Ground Floor

Entrance

UPVC double glazed door to the porch.

Porch

5 x 2'9 (1.52m x 0.84m)

UPVC double glazed windows, door to the hallway.

Hallway

4'7 x 4'7 (1.40m x 1.40m)

UPVC double glazed window, staircase to the first floor, door to reception room one.

Reception Room One

14'5 x 12'11 (4.39m x 3.94m)

UPVC double glazed bay window, two central heating radiators, electric fire with stone hearth and tiled surround, coving, door to the kitchen.

Kitchen

14'2 x 8'10 (4.32m x 2.69m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, wood effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor, space for a fridge freezer, integrated dishwasher, wood cladding to the ceiling, wood effect laminate flooring, hardwood single glazed frosted door to the utility room, door to the WC.

Utility Room

5'9 x 5'8 (1.75m x 1.73m)

Three UPVC double glazed windows, tiled elevations, plumbing for washing machine, tiled flooring, door to the rear.

WC

5'3 x 2'8 (1.60m x 0.81m)

UPVC double glazed frosted window, a two piece suite comprising of a dual flush WC, wall mounted wash basin with traditional taps, boiler, tiled elevations, extractor fan, wood effect flooring.

First Floor

Landing

5'10 x 5'10 (1.78m x 1.78m)

UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and shower room.

Bedroom One

13 x 10'1 (3.96m x 3.07m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two

9'10 x 8'11 (3.00m x 2.72m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'4 x 7'3 (2.54m x 2.21m)

UPVC double glazed window, central heating radiator.

Shower Room

7'7 x 5'8 (2.31m x 1.73m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed steam shower enclosure with rinse head, tiled elevations.

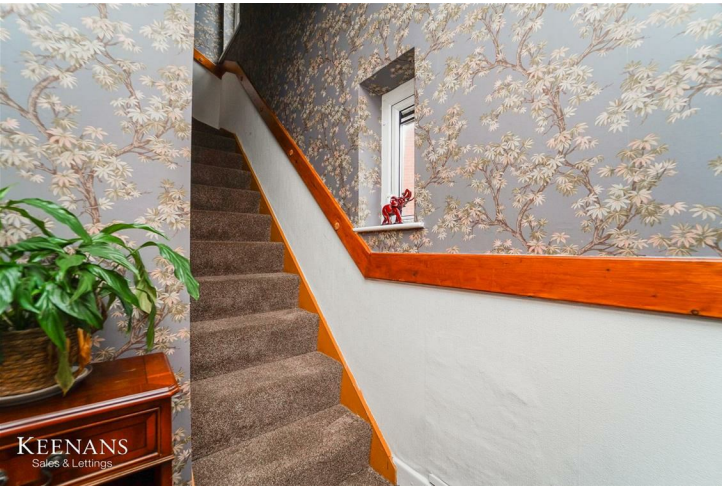
External

Rear

Enclosed tiered garden with paving, bedding and greenhouse.

Front

Wrap around gardens with paving, stone chip and off road parking.



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