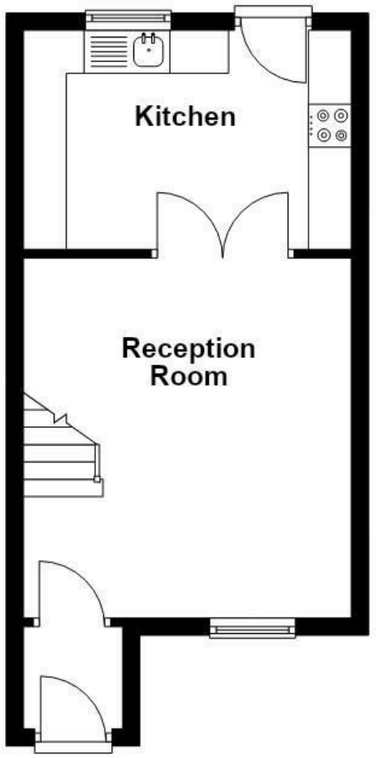
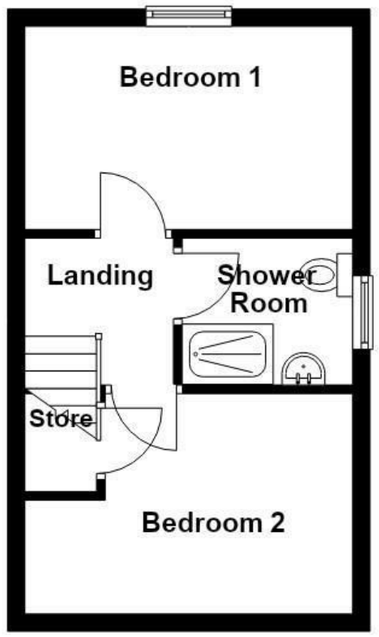
Keenans

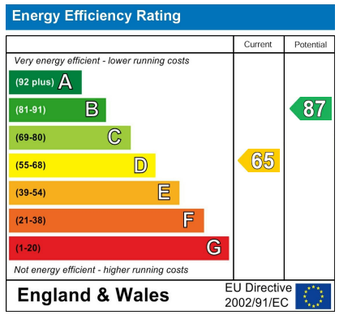
Ground Floor



First Floor



Total area: approx. 53.7 sq. metres (578.2 sq. feet)



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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Higher Wheat Lane, Rochdale, OL16 2YF

Offers Over £185,000

AN IDYLLIC SEMI DETACHED FAMILY HOME

Nestled in the desirable area of Higher Wheat Lane, Rochdale, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a stylish home.

Upon entering, you will be greeted by an immaculate finish that showcases the attention to detail throughout. The reception room is inviting and well-lit, providing a warm atmosphere for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen, which features double doors that create an open-plan feel, enhancing the sense of space and connectivity.

The property boasts a contemporary bathroom fitted with modern fixtures, ensuring convenience and style. Outside, you will find well-maintained gardens to both the front and rear, perfect for enjoying the outdoors or hosting summer gatherings. The front garden adds to the property's curb appeal, while the rear garden offers a private retreat.

Additionally, this home comes with a garage and a driveway that can accommodate up to six cars, providing ample parking space for residents and visitors alike. The location is not only convenient but also highly sought after, making it an excellent choice for those looking to settle in a vibrant community.

In summary, this semi-detached house on Higher Wheat Lane is a remarkable opportunity for anyone seeking a stylish and well-appointed home in Rochdale. With its modern interiors, generous outdoor space, and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

Higher Wheat Lane, Rochdale, OL16 2YF

Offers Over £185,000

2 1 1 D

- An Enviable Semi Detached Property
- Sought After Location
- Ample Off Road Parking
- Council Tax Band A
- Two Double Bedrooms
- Modern Fixtures And Fittings
- EPC Rating D
- Immaculately Presented
- Gardens To The Front And Rear With Detached Garage
- Tenure Leasehold

Ground Floor

Porch
3'11 x 3'10 (1.19m x 1.17m)

Reception Room
13'9 x 12'6 (4.19m x 3.81m)

Kitchen Diner
12'6 x 8'4 (3.81m x 2.54m)

First Floor

Landing
5'8 x 5'8 (1.73m x 1.73m)

Bedroom One
12'6 x 7'9 (3.81m x 2.36m)

Bedroom Two
12'6 x 8'5 (3.81m x 2.57m)

Shower Room
6'6 x 5'8 (1.98m x 1.73m)

External

Front
Laid to lawn garden with bedding, paving and ample off road parking for multiple vehicles

Rear
Enclosed laid to lawn garden with paving and access to the detached garage.

Tel: 01706396140

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