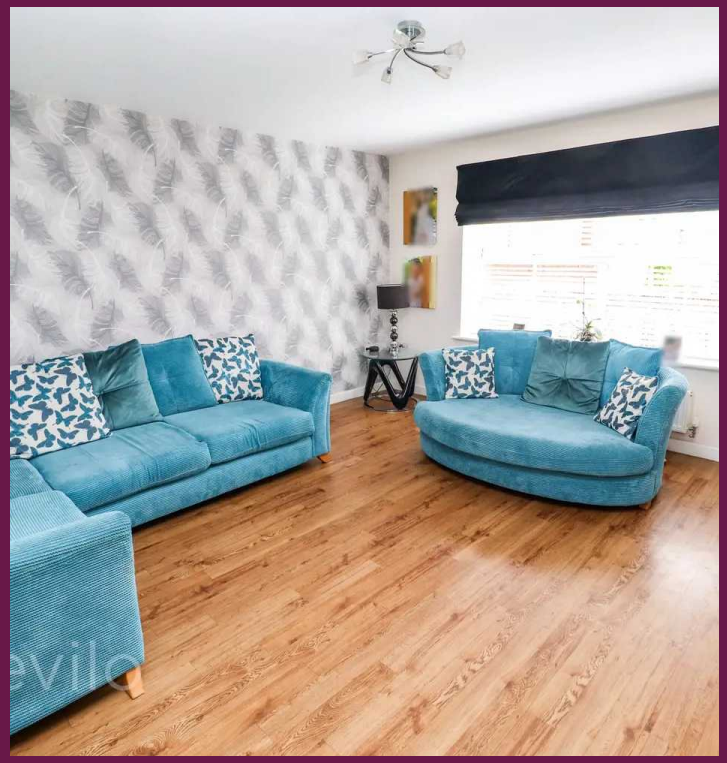
9 Drew Avenue, Rochdale

Offers in Region of **£237,500**



9 Drew Avenue

Rochdale, Rochdale

*** MODERN SEMI-DETACHED PROPERTY / THREE BEDROOMS / BREAKFAST KITCHEN / CONSERVATORY / UTILITY / GUEST WC & ENSUITE / PRIVATE REAR GARDEN WITH THE POTENTIAL TO EXTEND / DRIVEWAY PARKING TO REAR / FAMILY HOME / VIEWINGS ESSENTIAL ***
Council Tax band: B

Tenure: Leasehold

- Modern Semi-Detached
- Breakfast Kitchen
- Utility
- WC & En-suite
- Driveway Parking to Rear
- Private Rear garden
- Well Presented Throughout
- Cul-De-Sac Location

Entrance Hall
7' 8" x 4' 6" (2.34m x 1.36m)
Front facing entrance door, radiator, lounge access and staircase leading to the first floor.

Lounge
14' 11" x 14' 4" (4.55m x 4.37m)
Front facing double glazed window, radiator, feature decorated wall, access to the breakfast kitchen.

Breakfast Kitchen
9' 10" x 13' 7" (2.99m x 4.14m)
Rear facing double glazed wind and French doors giving access to the conservatory, radiator, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, gas hob, extractor and oven, integrated dish washer, fridge & freezer, dining area and archway to the utility.

Utility
5' 5" x 4' 1" (1.64m x 1.25m)
Selection of base units, complimentary work surfaces, splash back tiling, wall mounted boiler.

WC
4' 11" x 4' 1" (1.5m x 1.24m)
Two piece suite comprising WC and pedestal sink, splash back tiling.

Conservatory
9' 6" x 12' 5" (2.9m x 3.78m)
Side facing double glazed door giving access to the private rear garden, side & rear facing double glazed windows, two radiators, ceiling spot lights, seating area.

First Floor Landing
10' 6" x 6' 12" (3.21m x 2.13m)
Storage cupboard, loft hatch.

Bedroom One
11' 5" x 10' 11" (3.49m x 3.33m)
Front facing double glazed window, radiator, double room, fitted wardrobe.

En-suite
4' 0" x 7' 8" (1.23m x 2.34m)
Shower room, radiator, three piece suite in white comprising WC, pedestal sink and walk in shower, splash back tiling, expel air.

Bedroom Two
10' 2" x 10' 8" (3.09m x 3.25m)
Rear facing double glazed window, radiator, double room.

Bedroom Three
8' 6" x 6' 8" (2.59m x 2.03m)
Front facing double glazed window, radiator, single bedroom.

Family Bathroom
6' 7" x 6' 12" (2.01m x 2.13m)
Rear facing double glazed frosted window, radiator, three piece suite in white comprising WC, pedestal sink and panel bath, shower attachment, part tiled walls, expel air.

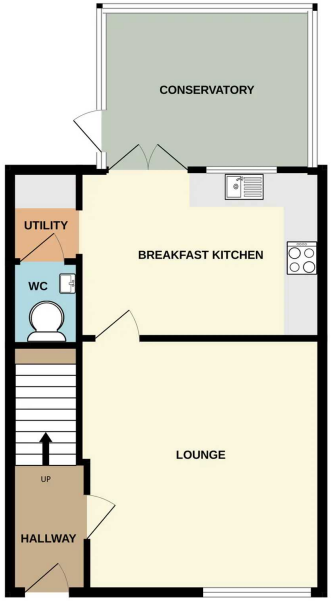
Revilo Insight
Tenure: Leasehold / Title No: MAN212440 / Class Of Title: Absolute / Date: 28 June 2013 / Term: 998 years from 25 June 2010 / Ground Rent: £120 per year / Tax Band: B / Parking: Driveway Parking.

GARDEN

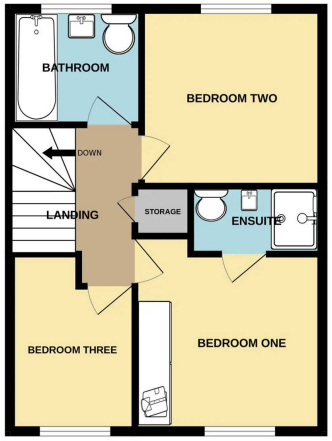
Externally the property offers front Lawn, paved pathway and hedged boundary. Gated access to the private rear garden with lawn, paved path and patio seating area, fenced boundaries and the potential to extend the rear garden further if needed.

Driveway parking to the rear of the property.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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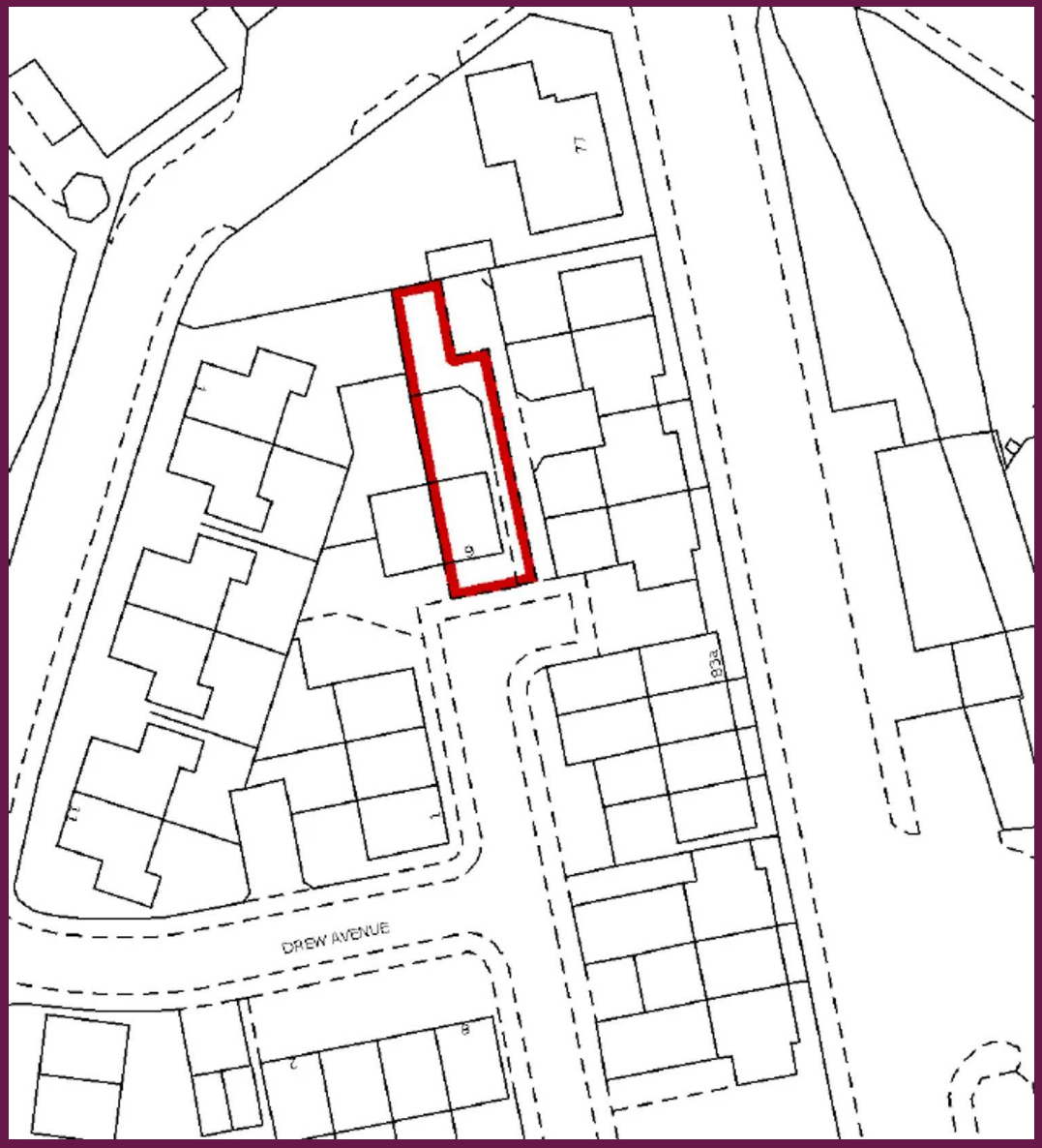

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