



# 22 Brookdale, Lower Healey

Offers Over £225,000







## 22 Brookdale

Lower Healey, Rochdale

\*\*\* NO CHAIN / SEMI-DETACHED PROPERTY / THREE BEDROOMS / LOUNGE & DINING ROOM / THREE PIECE BATHROOM / PRIVATE REAR GARDEN / DRIVEWAY PARKING & DETACHED GARAGE / WELL PRESENTED THROUGHOUT / IDEAL FAMILY HOME \*\*\*

Council Tax band: C

Tenure: Freehold

- No Chain
- Semi-Detached Property
- Three Bedrooms
- Lounge & Dining Room
- Front & Rear Gardens
- Driveway Parking
- Detached Garage
- DG & GCH
- Well Presented
- Viewings Highly Recommended



#### **Entrance Hall**

5' 6" x 4' 0" (1.68m x 1.22m)

Front facing entrance door, radiator, staircase leading to the first floor, double doors leading through to the lounge.

#### **Lounge**

13' 6" x 12' 7" (4.11m x 3.83m)

Front facing double glazed window, radiator, electric fire, under stair storage cupboard, archway through to the dining room.

#### **Dining Room**

10' 5" x 8' 2" (3.18m x 2.49m)

Rear facing double glazed window, radiator, dining area, kitchen access.

#### **Kitchen**

10' 6" x 6' 11" (3.2m x 2.11m)

Side facing double glazed window and rear facing door giving access to the private rear garden, fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, plumbed for automatic washing machine, hob, extractor and oven, wall mounted boiler, space for a free standing fridge freezer and storage cupboard.

#### **First Floor Landing**

7' 11" x 6' 2" (2.42m x 1.88m)

Side facing double glazed window.

#### **Bedroom One**

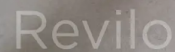
14' 7" x 8' 10" (4.44m x 2.69m)

Front facing double glazed window, radiator, double room.

#### **Bedroom Two**

11' 3" x 9' 3" (3.44m x 2.83m)

Rear facing double glazed window, radiator, double room, loft hatch.







### Bedroom Three

9' 8" x 6' 7" (2.95m x 2m)

Front facing double glazed window, radiator, single room, storage cupboard.

### Bathroom

6' 0" x 6' 1" (1.84m x 1.86m)

Rear facing double glazed frosted window, three piece suite comprising WC, pedestal sink and panel bath, electric shower and screen, part tiled walls.

### Revilo Insight

Tenure: Freehold / Title No: GM50438 / Class Of Title: Absolute / Tax Band: C / Parking: Driveway Parking & Garage.



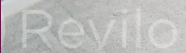




## GARDEN

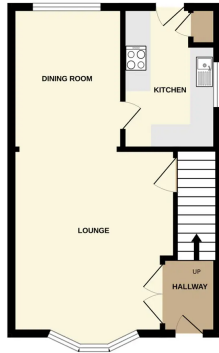
Externally the property offers a lawned front garden, side gated access to the private rear garden with grass lawn plus artificial grass, wooden decking, paved patio seating area and fenced boundaries.

Driveway parking leading to a detached single garage.

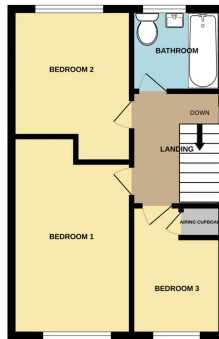




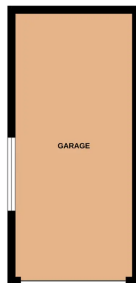
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.

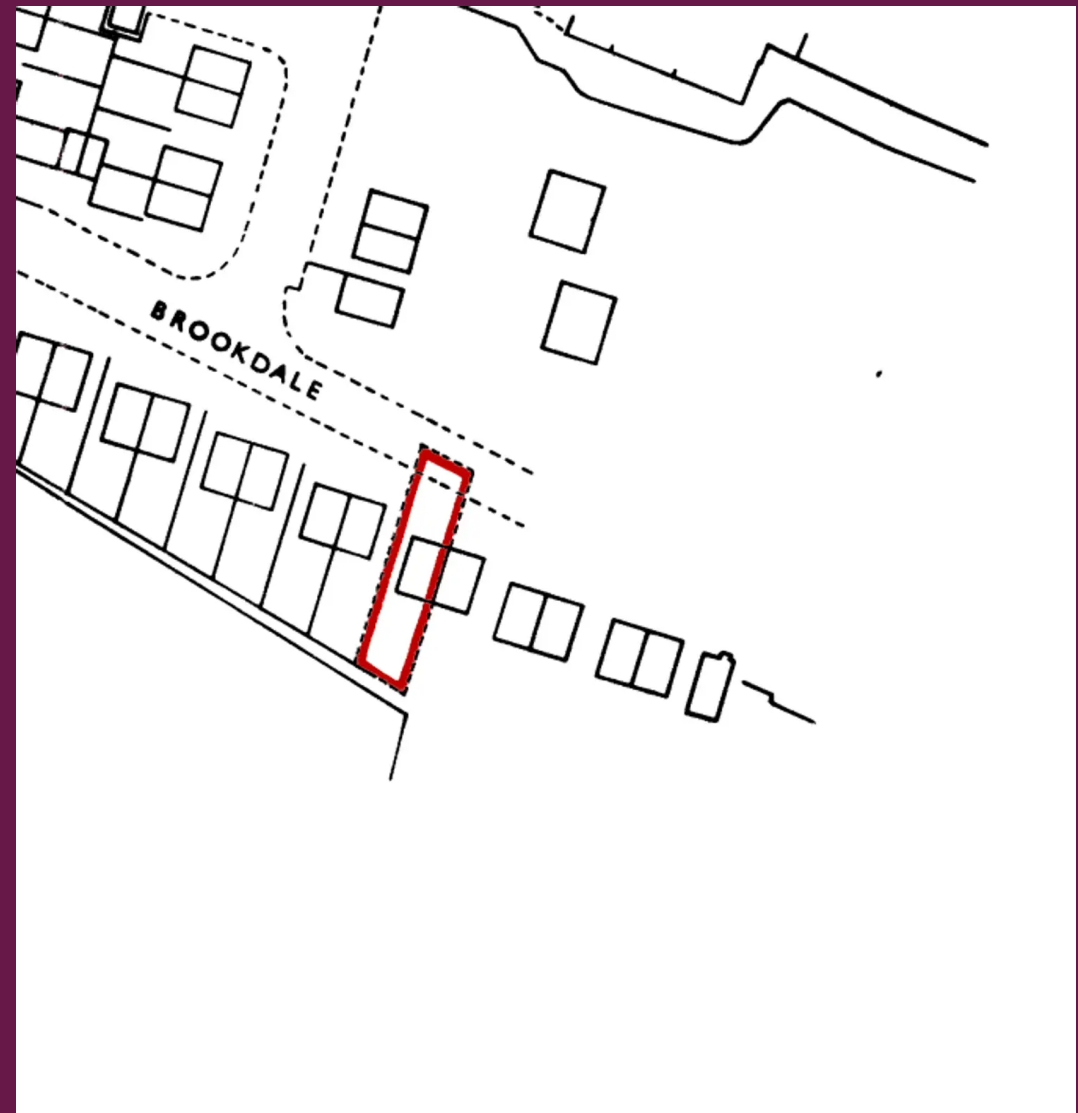


2ND FLOOR  
180 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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