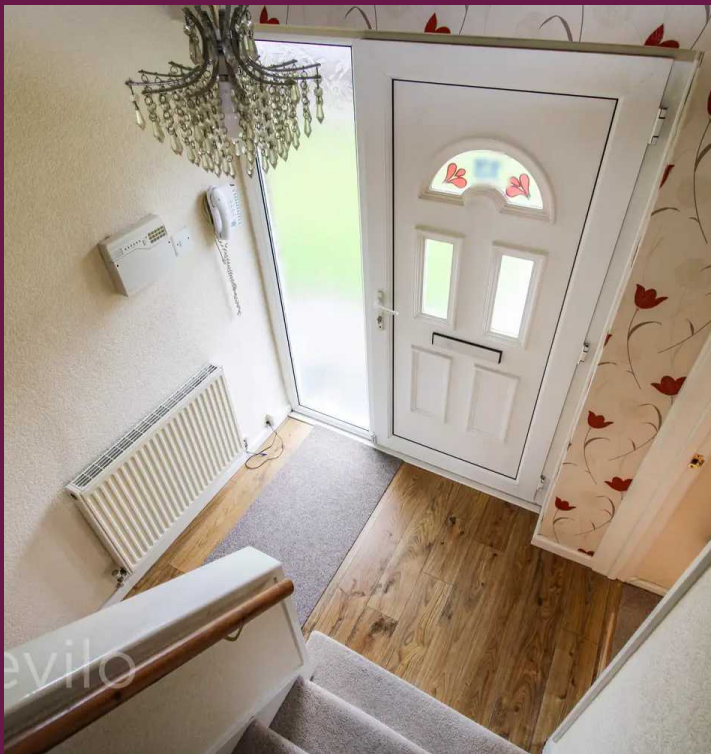




13 Ennerdale Road, Marland

Offers in Region of £159,950





## 13 Ennerdale Road

Marland, Rochdale

\*\*\* NO CHAIN / SEMI-DETACHED PROPERTY / TWO DOUBLE BEDROOMS / LOUNGE & BREAKFAST KITCHEN / UTILITY ROOM / FRONT & REAR GARDENS WITH THE POTENTIAL TO ADD A DRIVE TO THE FRONT / SHOWER ROOM / DG, GCH & ALARM / IDEAL FTB or FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: A

Tenure: Freehold

- No Chain
- Semi-Detached Property
- Two Double Bedrooms
- Breakfast Kitchen
- Front & Rear Gardens
- Potential to Add a Drive
- UPVC Double Glazed
- Gas Central Heating & Security Alarm
- Ideal First Time Buyer or Family Home
- Viewings Highly Recommended



#### Entrance Hall

5' 6" x 6' 1" (1.68m x 1.85m)

Front facing entrance door & window, radiator, staircase leading to the first floor, wood effect laminate flooring.

#### Lounge

15' 11" x 10' 6" (4.85m x 3.19m)

Front & rear facing double glazed windows, two radiators, feature fire place with electric fire.

#### Breakfast Kitchen

10' 0" x 13' 4" (3.04m x 4.07m)

Rear facing double glazed window, radiator, fitted kitchen with a selection of wall and base units, complimentary work surfaces, tiled walls, sink & drainer, gas hob, extractor & double oven, plumbed for automatic washing machine, space for a free standing fridge freezer, dining area, under stair storage cupboard and access to the utility.

#### Utility Room

7' 3" x 7' 0" (2.20m x 2.14m)

Side facing door giving access to the garden, meters and wall mounted boiler.

#### First Floor Landing

4' 8" x 5' 10" (1.41m x 1.77m)

Rear facing double glazed window.

#### Bedroom One

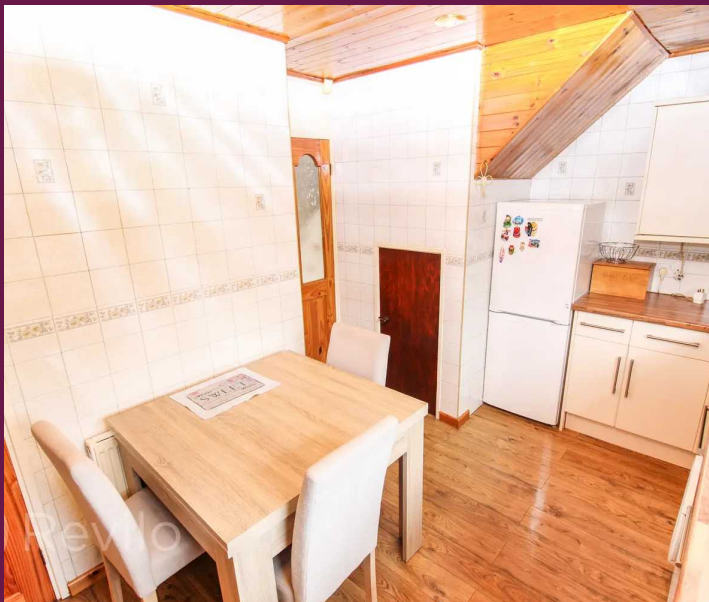
15' 11" x 10' 7" (4.86m x 3.23m)

Front & rear facing double glazed windows, radiator, double room with fitted wardrobes.

#### Bedroom Two

10' 0" x 10' 2" (3.04m x 3.10m)

Front facing double glazed window, radiator, double room, loft hatch, fitted wardrobes and storage.





### Shower Room

5' 5" x 7' 1" (1.64m x 2.15m)

Rear facing double glazed frosted window, heated towel rail, ceiling spot lights, three piece suite comprising WC, pedestal sink and walk in shower, tiled walls and wood effect laminate flooring.

### Revilo Insight

Tenure: Freehold / Title No: GM392699 / Class Of Title: Absolute / Tax Band: A / Parking: On Street Parking (potential to add a drive to the front).



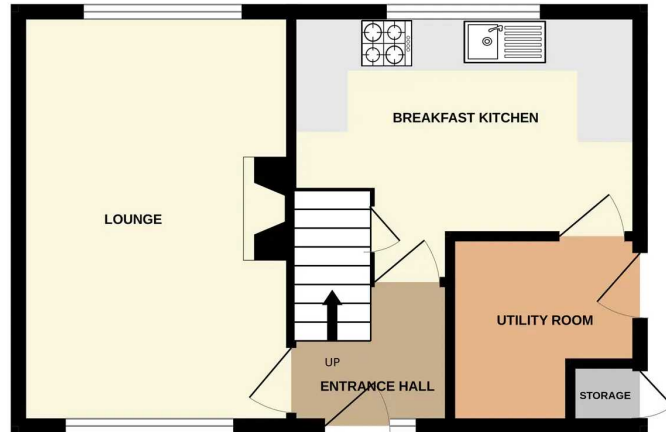


## GARDEN

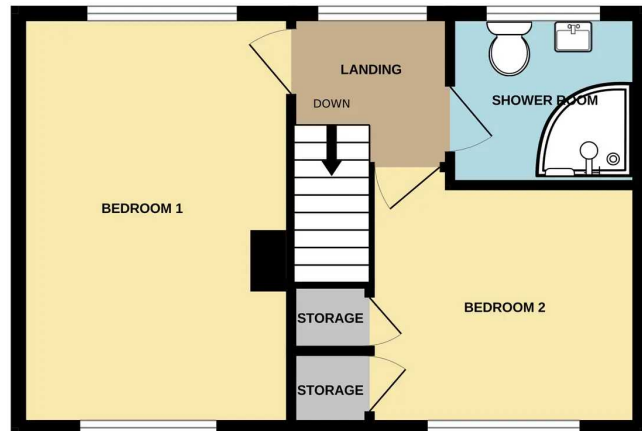
Lawned front garden with pathway, fenced boundary and the potential to add a drive if needed. Side gated access to the large rear garden with lawn, paved pathway, fenced boundary and external store cupboard.



GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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.  
Made with Metropix ©2023



## Revilo Homes & Mortgages- Rochdale

Revilo Homes Ltd, Revilo House - OL11 5BX

01706 509237 • [info@revilohomes.co.uk](mailto:info@revilohomes.co.uk) • [www.revilohomes.co.uk](http://www.revilohomes.co.uk)