



# Keystone

Estate Agents and Lettings Specialists



## Kathan Close, Rochdale Center,

**£174,950**

Keystone are delighted to offer for sale this Newly Built, extremely well presented and spacious three bedroom modern detached family home, situated in a popular residential location, offering good access to local amenities including shops, schools and public transport links including M62 Motorway Connection & Manchester Metro Link Service. This brand new property positioned at the end of a quiet cul-de-sac with gated entrance. The property briefly comprising of entrance hallway with composite door, spacious lounge with laminate flooring leading to stunning fully fitted dining kitchen with integrated appliances, fitted glass splashbacks, Grey wall and base units with Oak wooden worktops and Grey laminate flooring, French doors leading out on to the private rear garden, utility room & downstairs W.C. To the first floor there are three spacious bedrooms with neutral décor and brand new Grey carpets throughout all with fitted skylights, master bedroom with fully tiled on-suite shower room and separate modern three piece family bathroom in White with shower over the bath.

Externally the property has private gated entrance also fenced and hedged boundaries, driveway parking to the front/rear for up to multiple vehicles. Private back garden with paved patio, lawn, fenced boundaries and gated access.

The property benefits from Gas central heating combi boiler, Triple glazed windows thorough and front composite door. The property is an ideal family home, extremely very well presented throughout and packed with extras from the original spec, internal viewings come highly recommended to fully appreciate the size, finish and position.

Call Keystone to arrange viewings 01706 344 344 before its too late.



# Kathan Close, Rochdale Center, Rochdale

## Hallway 2 x 1.5 (6'7" x 4'11")

Entrance hallway with composite door

## Lounge 6 x 5 (19'8" x 16'5")

Spacious lounge with laminate flooring

## Kitchen Diner 6 x 4 (19'8" x 13'1")

stunning fully fitted dining kitchen with integrated appliances, fitted glass splashbacks, Grey wall and base units with Oak wooden worktops and Grey laminate flooring, French doors leading out on to the private rear garden

## Utility Room 3 x 1.5 (9'10" x 4'11")

Utility room with grey base units with oak wooden worktops and grey laminate flooring also plumbing for washing machine and tumble dryer

## Downstairs W.C 3 x 1 (9'10" x 3'3")

Downstairs toilet with wash basin and W.C

## Master Bedroom 4 x 3.5 (13'1" x 11'6")

Master bedroom with fully tiled en-suite shower room, neutral decor and brand new fully fitted carpets

## Master Bedroom With Ensuite 2 x 1 (6'7" x 3'3")

fully tiled en-suite shower room

## Bedroom 2 3.5 x 3 (11'6" x 9'10")

Spacious Double bedroom with neutral decor and brand new fully fitted carpets

## Bedroom 3 3 x 2.5 (9'10" x 8'2")

Spacious Double bedroom with neutral decor and brand new fully fitted carpets

## Family Bathroom 2.5 x 1.5 (8'2" x 4'11")

Modern three piece family bathroom in White with shower over the bath.



Keystone Estate Agents And Lettings

118 Yorkshire Street

Rochdale

OL16 1LA

Tel: 01706344344

Email: [info@keystoneestates.co.uk](mailto:info@keystoneestates.co.uk)