



Keystone

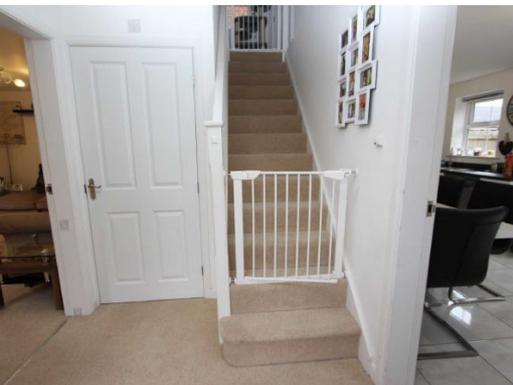
Estate Agents and Lettings Specialists



Wren Way, Kingsway, Rochdale

£220,000

Keystone are proud to introduce to the market this stylish and deceptively spacious three bedroom detached residence occupying A corner plot. The property is situated on the recently built David Wilson Homes development just off Kingsway in a highly popular residential location offering good access to excellent local amenities including shops, supermarkets, pubs, schools and public transport links including M62 motorway connection and Manchester Metrolink service. Internally, the property provides fabulous family accommodation briefly comprises of an entrance hallway, spacious reception room featuring fireplace and two upvc double glazed windows, stunning modern fitted dining kitchen with contrasting high gloss White wall and base units, stainless steel sink, built in fridge freezer. This fantasting kitchen opens up to the dining area where there is space for table and chairs & family area with patio doors leading onto the private enclosed rear garden, good size utility room and downstairs two piece guest WC. To the first floor there are three excellent sized double bedrooms, master bedroom is offered with built in wardrobes and three piece ensuite shower room and A modern three piece family bathroom suite with overhead shower facility. Externally, this attractive family home boasts from attractive well maintained gardens to the front, side and rear. Double driveway leading to the detached bricked garage. To the rear is the enclosed garden with a patio seating area. The property is benefitting from gas fired central heating, upvc double glazing doors and windows throughout and intruder alarm system. 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. Contact Keystone 01706 344344 to arrange a viewing now, to avoid disappointment before its too late.



Wren Way, Kingsway, Rochdale

Entrance Hallway 2.3 x 1.9 (7'7" x 6'3")

Enter the property through the double glazed front door into the entrance hallway where there is a radiator, and ample space for coat and shoe storage, and alarm panel for the property.

Lounge 5.3 x 3.2 (17'5" x 10'6")

The beautifully presented lounge has two double glazed windows to the front and side elevation, with Cream fitted carpet. There is a fireplace, radiator, and TV and telephone points.

Dining Kitchen 5.5 x 2.8 (18'1" x 9'2")

Fitted with a range of modern gloss-finish wall and base units with complimentary work surfaces over which incorporate a stainless steel sink and drainer with chrome mixer tap, an integrated electric oven with gas hob and extractor hood over, and a range of integrated appliances. There is a uPVC double glazed window to the rear elevations, French doors to the rear garden, a radiator, and the kitchen has space for a dining table and chairs with tiled flooring.

Utility Room 1.7 x 1.7 (5'7" x 5'7")

Separate utility room with plumbing for washing machine and dryer.

Downstairs WC 1.5 x 1 (4'11" x 3'3")

Fitted with a sink and WC. There is a radiator and extractor fan.

Landing 3.6 x 1.2 (11'10" x 3'11")

Providing access to all first floor rooms, storage cupboard previously the boiler cylinder cupboard, and the insulated loft space.

Master Bedroom 3.3 x 3.0 (10'10" x 9'10")

A double bedroom with a radiator, and double glazed windows to the front elevation. Decorated to a modern finish with built-in wardrobe. Benefiting from its own en suite shower room.

En-Suite 1.75 x 1.75 (5'9" x 5'9")

Fitted with a modern three piece suite consisting of walk in double shower cubicle, WC, and wash hand basin. With partially tiled walls, a heated towel rail, extractor fan, and frosted window to the front.

Bedroom Two 2.97 x 3.3 (9'9" x 10'10")

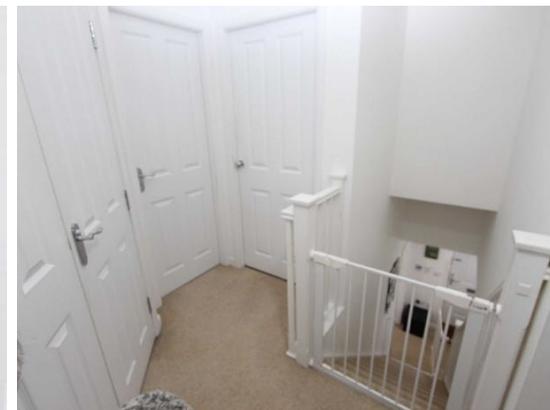
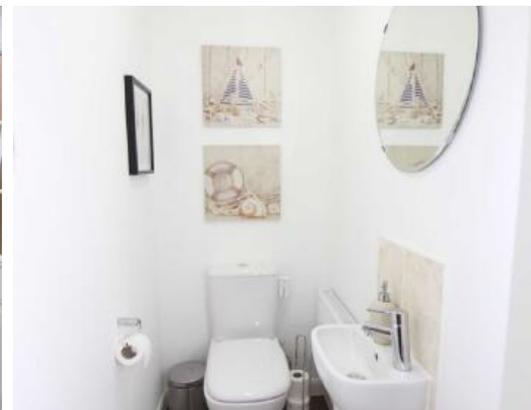
A double bedroom with a radiator, and a uPVC double glazed window to the front elevation.

Bedroom Three 2.7 x 2.2 (8'10" x 7'3")

A good sized double bedroom with window to the side, single radiator and fully carpeted.

Bathroom 2.0 x 1.68 (6'7" x 5'6")

The bathroom comprises of a modern three piece suite which consists of; a panelled bath, WC, and a wash hand basin. The bathroom has partially tiled walls, extractor fan, a double glazed window to the side, and a heated towel rail.



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