



## 33 Ginnell Farm Avenue Rochdale, OL16 4GF

Located within a sought-after development on the edge of Rochdale and Shaw, this charming three-bedroom semi-detached property is perfectly suited for a young family. Positioned in a quiet cul-de-sac, the home boasts generous outdoor space, offering both privacy and practicality. The ground floor features an inviting entrance hallway, a convenient downstairs WC, a modern fitted kitchen, and a spacious lounge/diner—ideal for entertaining or family living. Upstairs, you'll find two well-proportioned double bedrooms, both benefiting from fitted wardrobe space, a versatile single bedroom, and a stylish three-piece bathroom suite. This property combines comfort, functionality, and a desirable location, making it an excellent choice for those looking to settle in a family-friendly neighborhood.

**3 bedrooms**

**Large lounge / diner**

**Modern fitted kitchen**

**Modern Fitted bathroom**

**Guest W/C**

**Private garden**

**Driveway**

**Close to Rochdale & Shaw Centre**

**Offers in Excess of £250,000**

### Entrance Hall 11' 9" x 6' 9" (3.58m x 2.06m)

Entrance hall with stairway. Door to kitchen, downstairs W/C and glazed door to the lounge. Laminate flooring. Alarm panel.

### Kitchen 11' 1" x 7' 1" (3.37m x 2.17m)

Modern fitted kitchen with integrated fridge/freezer, dishwasher, oven and hob.

### W/C 6' 2" x 2' 11" (1.87m x 0.89m)

White W/C and wash hand basin. Window and radiator. Laminate flooring.

### Lounge/Diner 14' 4" x 14' 4" (4.36m x 4.36m)

Large lounge with French doors leading to the rear garden. Space for dining table. Storage cupboard. Laminate flooring.

### Bedroom 1 13' 9" x 7' 10" (4.18m x 2.38m)

Large bedroom with fitted wardrobe to the rear elevation.

### Bedroom 2 11' 7" x 7' 10" (3.52m x 2.38m)

Double bedroom to the front elevation. Fitted wardrobes.

### Bedroom 3 9' 1" x 6' 2" (2.77m x 1.89m)

This single bedroom is currently being used as a home office.

### Family Bathroom 6' 1" x 6' 1" (1.86m x 1.86m)

Panel bath with shower above and glass screen, pedestal wash hand basin, w/c. Tiled walls.

### Rear Garden

Garden is laid to lawn with a flagged patio area ideal for entertaining. There is a base for a shed or similar to the rear.

### Front

Front garden laid to lawn with planted shrubs to the front. Double driveway and gate the rear garden.

### Council Tax

Band C

### EPC

Grade B

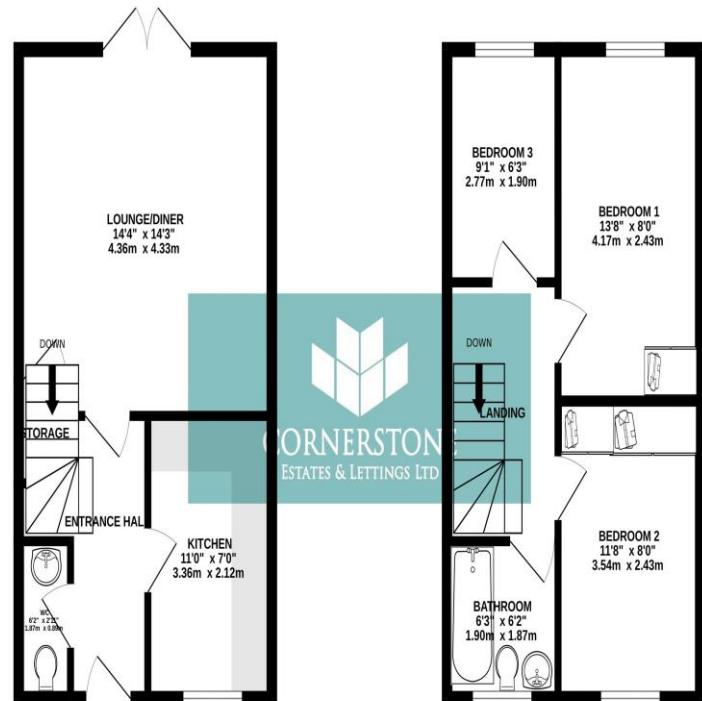
### Financial advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.

### Tenure

We are advised this is Leasehold with 993 years remaining and a ground rent of £295pa. There is also a maintenance charge of £100 per year for the local communal areas.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any errors or omissions that may occur. 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 Meropia 92025

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

33, Ginnell Farm Avenue ROCHDALE OL16 4GF	Energy rating <b>B</b>	Valid until: <b>28 September 2026</b>
		Certificate number: <b>2418-7000-7351-4366-5960</b>

Property type Semi-detached house

Total floor area 70 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

