

### **3 Dairy House Close Rochdale, OL16 4GB**

This beautifully presented three-bedroom semi-detached house is nestled in a peaceful setting within a highly sought-after modern development. The interior is both stylish and practical, providing a comfortable and welcoming living space. Inside, the home offers everything a growing family could need, with a spacious and light-filled layout. The ground floor comprises a lounge, dining kitchen, and guest W/C, while the first floor houses three bedrooms, including a master with an en-suite, and a family bathroom. Notable features include a private garden with a paved patio, a decked area complete with a pergola, and low-maintenance artificial grass—perfect for outdoor entertaining or simply enjoying the sunshine. Additionally, off-street parking adds a layer of convenience. Located in a desirable neighborhood surrounded by other private family homes, this property offers easy access to both Rochdale and Shaw town centers, as well as nearby train and Metrolink stations.

**3 bedrooms**

**Generous lounge**

**Master En-Suite**

**Landscaped rear garden**

**Modern dining kitchen**

**Guest W/C**

**Fitted bathroom**

**Driveway**

**£249,950**

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## Lounge 13' 11" x 12' 1" (4.23m x 3.69m)

Spacious lounge. Glazed door to the entrance hall. Door to the kitchen.

## Dining kitchen 13' 10" x 15' 7" (4.22m x 4.74m)

Fitted with a modern kitchen. Integrated fridge/freezer, double oven, hob and dishwasher. Storage cupboard is a great space for a condenser dryer. Dining area and French doors leading to the rear garden.

## w/c 6' 0" x 3' 5" (1.83m x 1.03m)

W/C and wash hand basin situated between the lounge and dining area.

## Master bedroom 11' 1" x 12' 1" (3.38m x 3.69m)

## En-suite 5' 6" x 5' 5" (1.68m x 1.64m)

Shower cubicle, w/c and wash hand basin. Heated towel rail.

## Bedroom 2 11' 7" x 8' 8" (3.52m x 2.63m)

## Bedroom 3 10' 9" x 8' 8" (3.27m x 2.63m)

## Family Bathroom 6' 8" x 5' 6" (2.02m x 1.68m)

White bathroom suite. Panel bath with separate shower attachment, pedestal wash hand basin, w/c. Tiling to the walls.

## Gardens

There is a paved patio area, artificial lawn, a decked sitting area with pergola and a raised bedding area. All contained within painted wood fencing to create a secure space for children and pets.

## Tenure

We are advised this is leasehold with 241 years remaining. There is a ground rent of £295 per year and a service charge of £120 per year.

## EPC

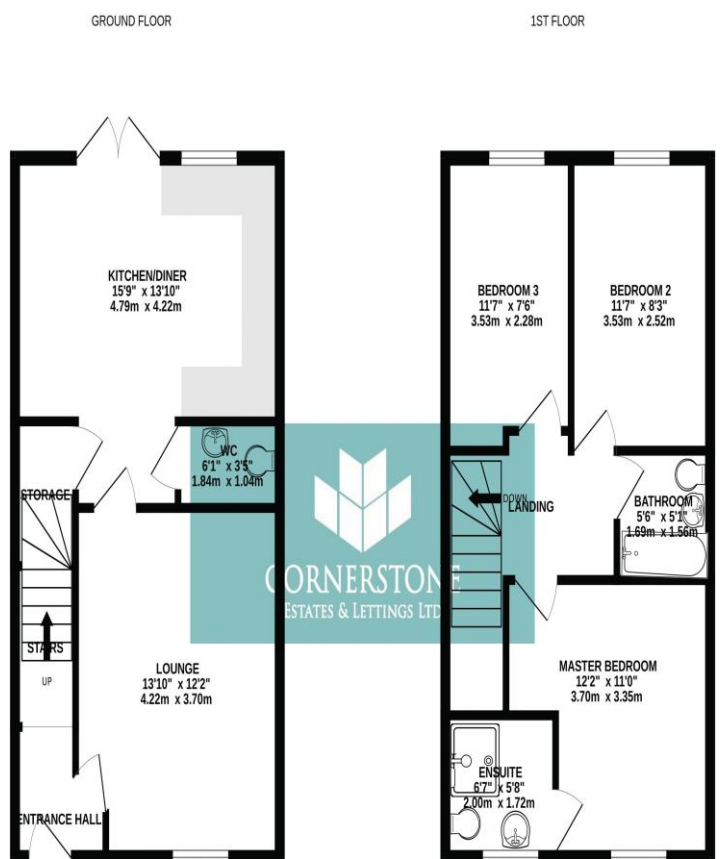
Band B

## Council Tax

Band C

## 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.



While 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 misstatement. 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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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)

3, Dairy House Close  
ROCHDALE  
OL16 4GB

Energy rating

**B**

Valid until:

14 November 2026

Certificate number:

8495-7454-0839-4797-7963

Property type

Semi-detached house

Total floor area

80 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)

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## 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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		