



**Rochdale Road, Greetland, HX4 8HE**  
**£240,000**

**E&H** Holmes  
ESTATE AGENTS

A rare opportunity to purchase a semi-detached bungalow with three/four bedrooms in Greetland. Benefiting from large windows making the property light and bright, a tinted glass roofed conservatory and en-suite to the master bedroom this will make a fantastic home for many different types of buyer.

The accommodation, in brief, comprises: Lounge, dining kitchen, inner hallway, conservatory, bathroom and study / bedroom four on the ground floor. On the first floor there is the master bedroom with en-suite along with two further bedrooms. Externally there is an enclosed decked garden to the front and a lawn and patio garden to the rear with single garage.



**Lounge 12'9" x 17'1" (3.907 x 5.214)**

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

**Dining Kitchen 16'10" x 12'9" (5.134 x 3.900)**

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Integrated fridge / freezer. Radiator. UPVC double glazed windows to front and side elevations.

**Inner Hall**

Stairs leading to first floor. Radiator.

**Conservatory 12'7" x 12'2" (3.854 x 3.718)**

UPVC constructed conservatory. Radiator.

**Bathroom**

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Chrome towel radiator. UPVC double glazed window to rear elevation.

**Study / Bedroom Four 9'7" x 9'9" (2.934 x 2.981)**

Boiler. Radiator. UPVC double glazed window to rear elevation.

**Landing**

Stairs leading from inner hall. Loft access. Cupboard.

**Bedroom One 13'4" max x 13'0" (4.077 max x 3.966)**

Radiator. Two Velux windows. UPVC double glazed window to side elevation.

**En-Suite**

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Extractor fan.

**Bedroom Two 9'5" x 10'0" (2.872 x 3.052)**

Skylight.

**Bedroom Three 6'9" + recess x 17'2" (2.063 + recess x 5.233)**

Radiator. UPVC double glazed window to front elevation.

**Single Garage**

Up and over doors.

**Front Garden**

Enclosed decking. Rockery.

**Rear Garden**

Lawn and patio garden with mature planting.

**Location**

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

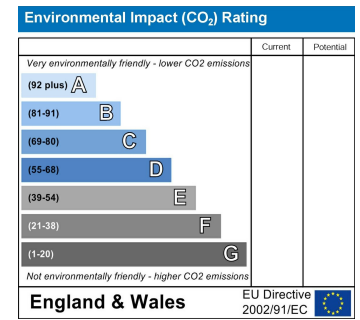
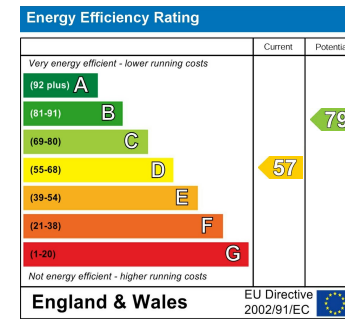
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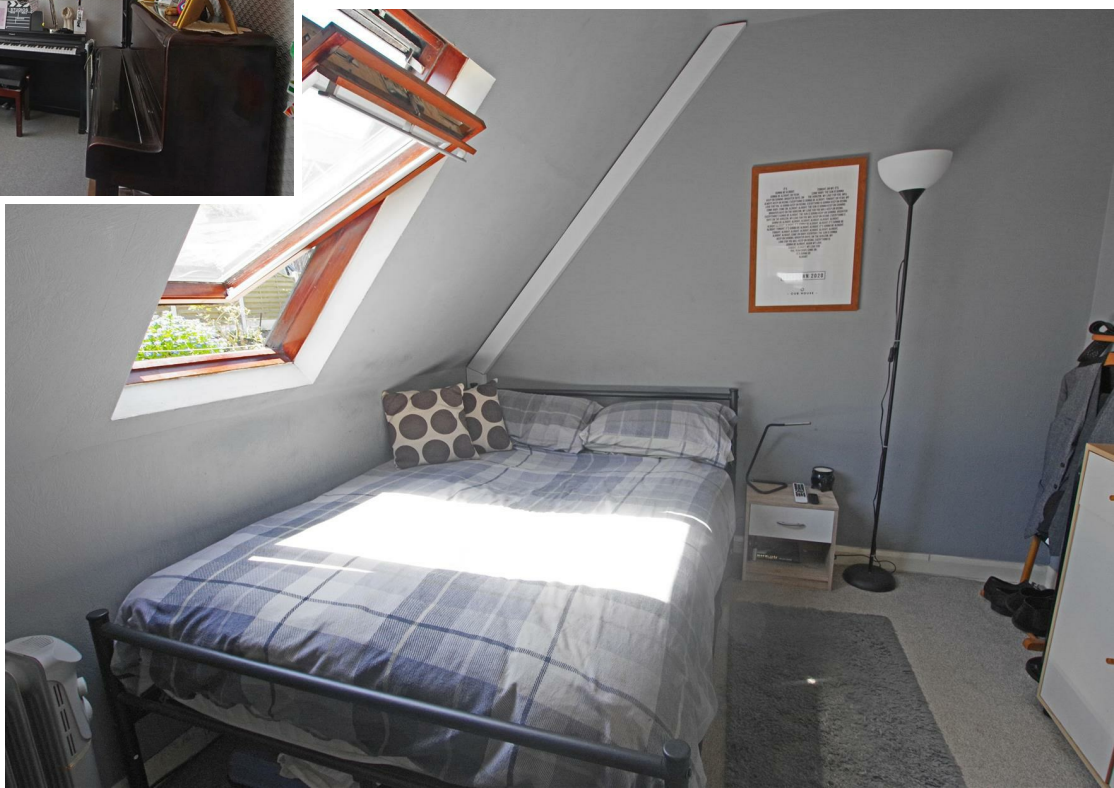
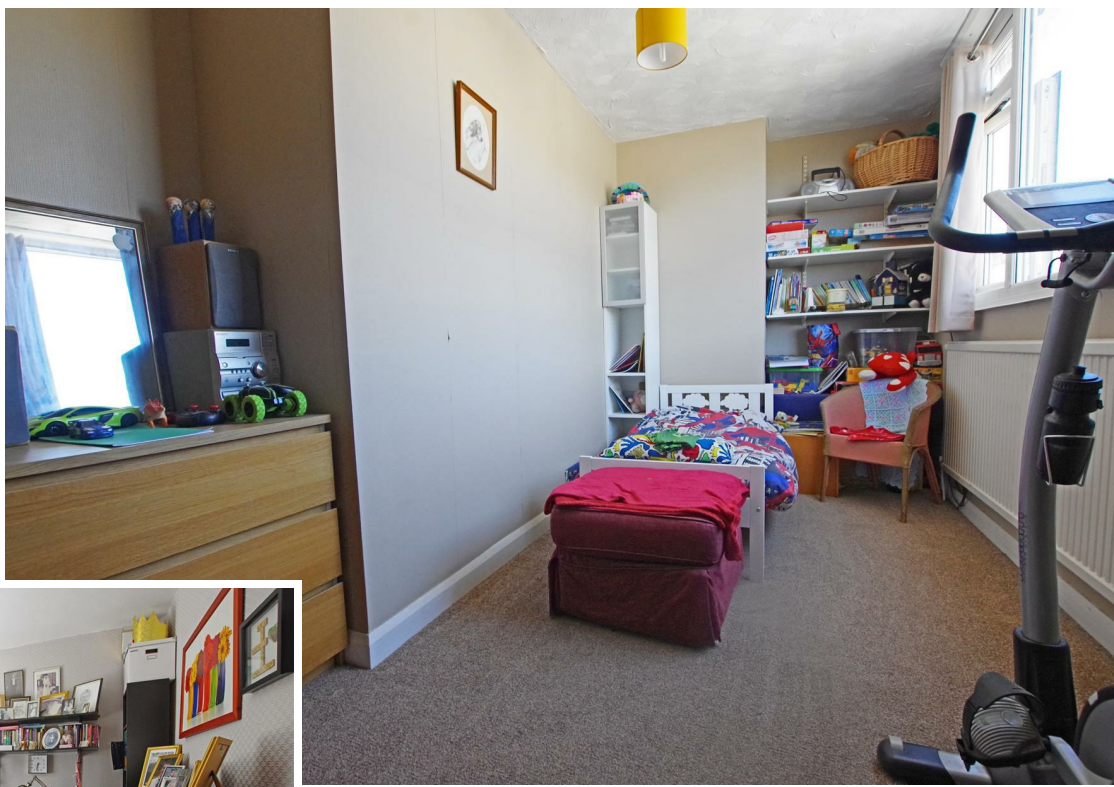
**Council Tax Band**

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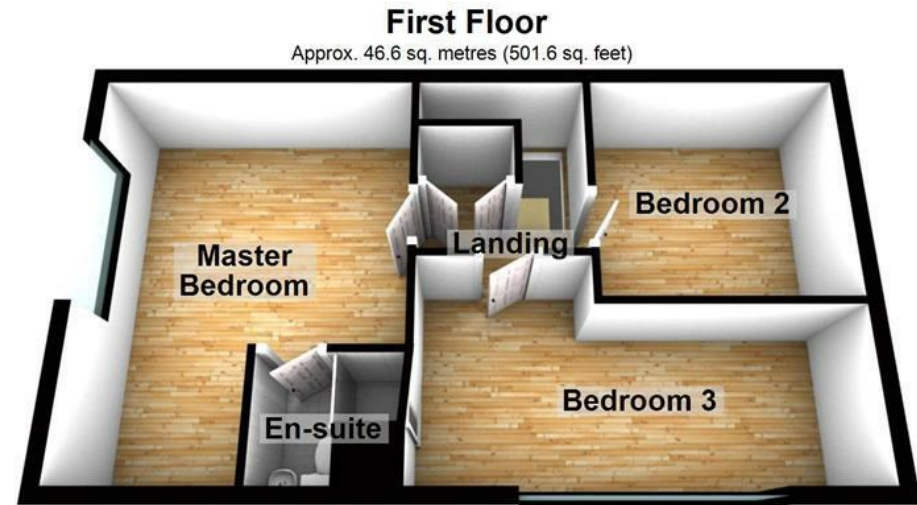
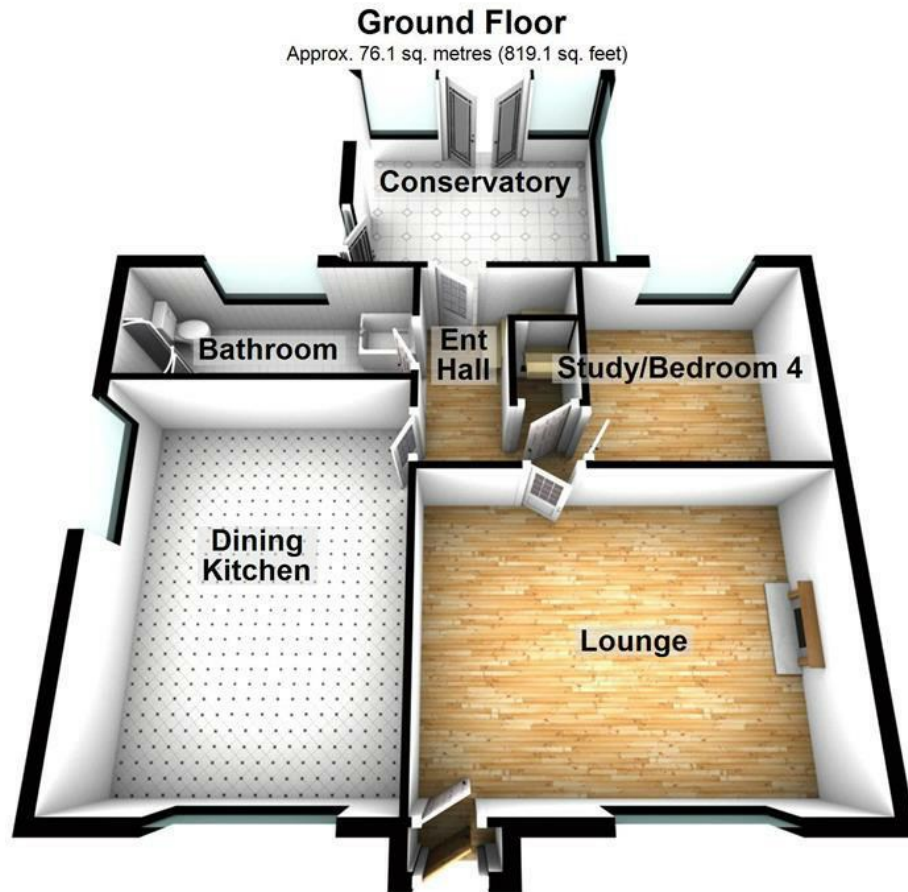
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Total area: approx. 122.7 sq. metres (1320.7 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.