



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lawnswood, Rochdale, OL11 3HB

£1,800

SPACIOUS FAMILY HOME SITUATED ON LARGE CORNER PLOT

This delightful house boasts modern decor and appliances, offering a stylish and comfortable living space for its future residents.

As you step inside, you'll be greeted by a spacious interior that provides ample room for all your needs. The large corner plot on which the house is situated ensures privacy and tranquillity, making it a perfect retreat from the hustle and bustle of everyday life.

One of the standout features of this property is the generous driveway and rear garden, providing plenty of space for parking and outdoor activities. Whether you enjoy gardening, hosting barbecues, or simply relaxing in the fresh air, this home offers the ideal setting for all your lifestyle preferences.

With its modern amenities and convenient location on a quiet estate, this property is the epitome of easy living. Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that await you in this wonderful abode in Lawnswood, Rochdale.

Lawnswood, Rochdale, OL11 3HB

£1,800

 4  4  3  D

- Tenure Leasehold
 - Off Road Parking
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Detached Property
 - Ideal Family Home
- EPC Rating D
 - Four Bedrooms
 - Spacious Enclosed Rear Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

7'2 x 2'1 (2.18m x 0.64m)

UPVC double glazed frosted windows, tiled floor and door to hall.

Hall

17'8 x 5'9 (5.38m x 1.75m)

Doors to reception room one, reception room two, bathroom, kitchen, stairs to first floor and tiled floor.

Reception Room One

24'11 x 11'3 (7.59m x 3.43m)

UPVC double glazed window, two central heating radiators, gas fire with wood mantle marble hearth, surround and feature exposed brick fireplace, tiled floor, doors to garage, study and UPVC double glazed French doors to rear garden.

Study

12'5 x 11'4 (3.78m x 3.45m)

UPVC double glazed window, central heating radiator and door to shower room.

Shower Room

11'5 x 3'10 (3.48m x 1.17m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure and rinse head, tiled elevation, LED spotlights and tiled floor.

Garage

16'10 x 12'7 (5.13m x 3.84m)

UPVC double glazed window, up and over garage door.

Reception Room Two

17'5 x 9' (5.31m x 2.74m)

UPVC double glazed window, central heating radiator, tiled floor and service hatch to kitchen.

Kitchen

16'6 x 11'11 (5.03m x 3.63m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work top, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, breakfast bar with quartz work top, integrated oven in a high rise unit, five ring gas hob, extractor hood, plumbed for washing machine, dishwasher, integrated fridge freezer, access to boiler, tiled floor and door to rear.

First Floor

Landing

11'9 x 6'11 (3.58m x 2.11m)

Doors to four bedrooms and bathroom.

Bedroom One

16'4 x 10'1 (4.98m x 3.07m)

Two UPVC double glazed windows, central heating radiator, laminate flooring, fitted wardrobes and door to en suite.

En Suite

9'3 x 3'2 (2.82m x 0.97m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, part tiled elevation, LED spotlights and laminate flooring.

Bedroom Two

13' x 8'8 (3.96m x 2.64m)

UPVC double glazed window, central heating radiator, fitted wardrobe and laminate flooring.

Bedroom Three

11'1 x 10'3 (3.38m x 3.12m)

UPVC double glazed window, central heating radiator, fitted wardrobe and laminate flooring.

Bedroom Four

9'3 x 8'6 (2.82m x 2.59m)

UPVC double glazed window, central heating radiator, fitted wardrobe and laminate flooring.

Bathroom

6'4 x 6' (1.93m x 1.83m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin with mixer tap, corner panelled bath, overhead electric feed shower, tiled elevation and tiled floor.

External

Rear

Enclosed laid to lawn garden, hedges, tree, tarmac pathway, paved seating area and outdoor tap.

Front

Tarmac driveway for numerous vehicles and access to garage.

