



6 Larchway | Firgrove | Rochdale OL16 3AZ

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Firgrove | OL16 3AZ

Nestled within a quiet neighbourhood, your new home offers the perfect blend of comfort, and entertainment, making it the ideal retreat for modern living. As you approach the property, a large driveway and manicured gardens greet you, framing the sleek lines of the house.

Step inside, and you're welcomed by a spacious and airy interior adorned with tasteful decor and premium finishes. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space for relaxation and entertainment.

Step outside into your private oasis, where meticulously landscaped gardens await. Whether you're enjoying a morning coffee on the patio or soaking in the sunshine of the afternoon, the outdoor space is designed to enhance every moment. The final piece of the home is the outdoor bar area. Whether it's cocktails with friends or a quiet nightcap after a long day, this stylish space is sure to be the centrepiece of many memorable moments.

The heart of the home, the kitchen, is equipped with modern appliances, ample storage space, and sleek worktops, perfect for casual dining or hosting gatherings with friends and family.

The house boasts three generously sized bedrooms, each offering a tranquil sanctuary for rest and rejuvenation. The main bedroom is a haven of comfort, featuring an ensuite shower room and expansive windows that flood the room with natural light. The remaining bedrooms are served by a beautiful family bathroom.



RESIDE



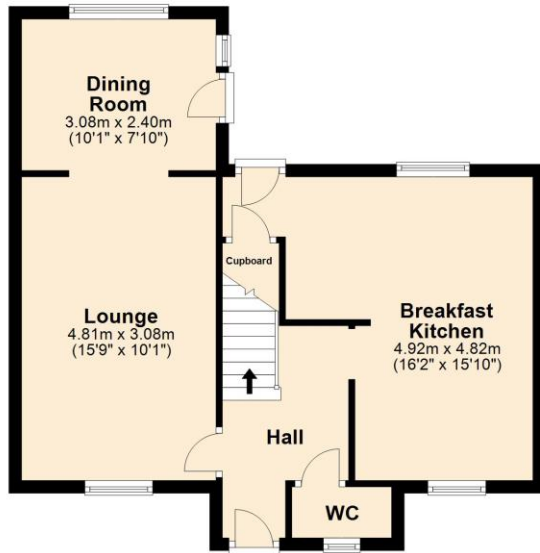


To view this property call Reside on **01706 356633**



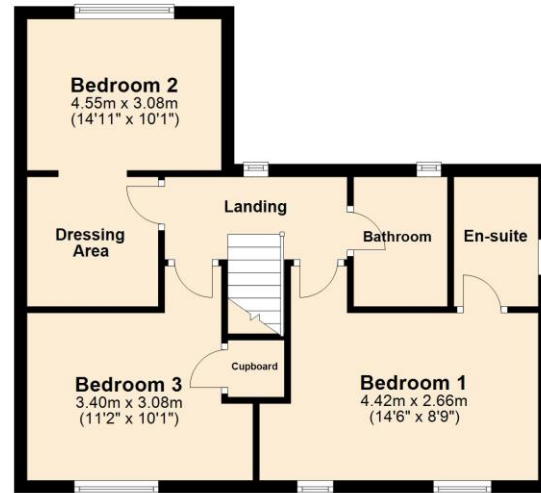
Ground Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



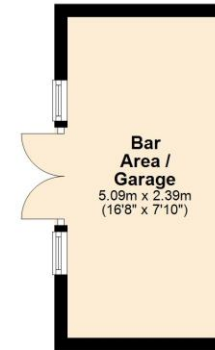
First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Outbuilding

Approx. 12.2 sq. metres (131.0 sq. feet)



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".