



 RESIDE

11 Lowerfold Drive | Lowerfold | Rochdale OL12 7JA

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# 11 Lowerfold Drive

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Nestled on the doorstep of the breathtaking Healey Dell Nature Reserve, this beautifully presented five-bedroom detached family home is perfectly suited for growing families, the property boasts spacious interiors, contemporary features, and picturesque surroundings.

As you enter, you're greeted by a bright and airy entrance hall that sets the tone for the rest of the property. Here you have access to an integral double garage with utility space housing a washing machine, dryer and additional fridge freezer.

The property includes five generously-sized bedrooms, each with its own unique charm and ample storage. The main bedroom is particularly noteworthy, featuring a luxurious en-suite and Hammonds fitted wardrobes. The additional bedrooms are versatile and can easily accommodate family, guests, or be adapted to your needs, whether as a home office or hobby room. They are each served by a stylish family bathroom with a bathtub and separate shower.

The heart of this home is undoubtedly the stunning Stuart Fraser kitchen, a masterpiece of design and functionality. Featuring top-of-the-line appliances, sleek cabinetry, and a spacious central island, this kitchen is perfect for both everyday family meals and entertaining guests. The high-quality finishes and attention to detail ensure that it's not just a space to cook, but a focal point of the home.

Outside, the meticulously maintained garden provides a private oasis with plenty of space for outdoor activities. A well-designed patio area offers a perfect spot for alfresco dining or simply enjoying the serene surroundings.

Adjacent to the kitchen, the lounge and dining room offer a seamless flow, with large windows allowing natural light to flood the space. The lounge boasts a cosy fireplace, creating a warm and inviting atmosphere for relaxing or hosting gatherings.

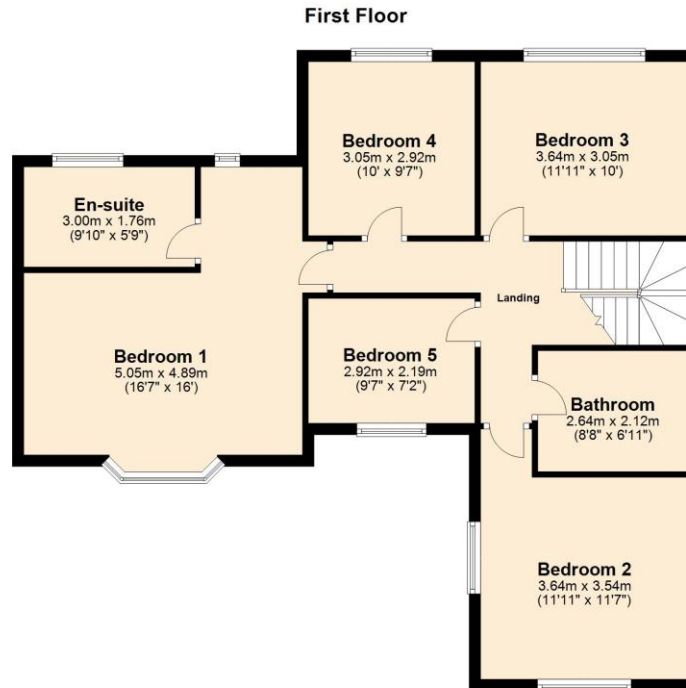
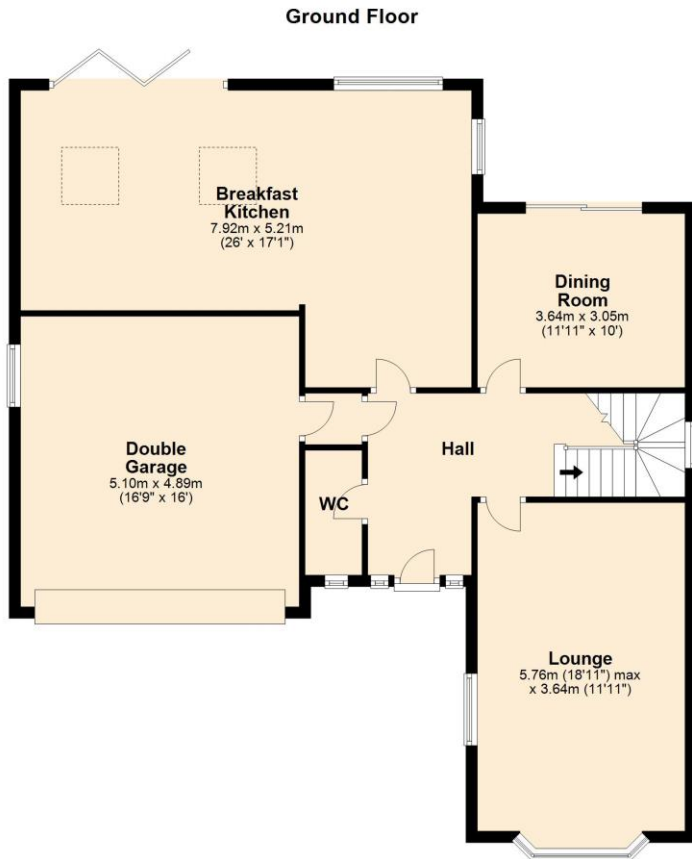
In addition, the family home is located only a 250m walk away from the beautiful Healey Dell nature reserve. Stroll along one of the many trails before plotting your walk back for another adventurous exploration of the open countryside!





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





Reside Estate Agency  
Plan produced using PlanUp.



4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"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".