



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.

Hillcrest Road, Rochdale, OL11 2QB

Offers Over £270,000

A UNIQUE OPPORTUNITY TO OWN A STUNNING DETACHED BUNGALOW WITH AMAZING POTENTIAL

Having been presented and maintained to the highest standard with stunning original features, neutral decoration and a bursting with potential, this idyllic three bedroom detached true bungalow is being proudly welcomed to the market in the sought after location of Castleton within Rochdale. With beautiful Yorkshire stone wrap around gardens, a double garage and two single garages, impressive loft space and double driveway, this property is a versatile and unique property perfect for any growing family or as the perfect downsizer! Situated only a short distance from bus and train routes, local schools and amenities, as well as network links to Rochdale, Bury and Manchester.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen diner, family bathroom and three bedrooms. The first floor comprises of doors on to a fantastic office space and generously sized main bedroom. The kitchen leads through to a rear porch which guides you on to a newly fitted WC and out to the rear. Externally there is an enclosed garden to the rear and to the front with bedding, Yorkshire stone patio, off road parking for multiple cars and three fantastic garages.

For further information or to arrange a viewing please contact our Rochdale team at your earliest convenience.

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Offers Over £270,000

 3  1  2  E

- Freehold Property
- Ample Off Road Parking
- Three Bedrooms
- Quiet Cul-De-Sac
- Council Tax Band D
- Double Detached Garage
- Bursting With Potential
- EPC Rated E
- Well Located
- Stylish Features

Ground Floor

Hall

11'08 x 10'09 (3.56m x 3.28m)

Central heating radiator, two store cupboards, wood panel elevations, loft access, doors to reception room, kitchen/dining room, three bedrooms and bathroom.

Reception Room

16'10 x 13'11 (5.13m x 4.24m)

Hardwood double glazed bay window, two central heating radiators, gas fire, ceiling rose, part wood panel elevations, gas fire, television point.

Kitchen/Dining Room

21'06 x 8'00 (6.55m x 2.44m)

Two hardwood double glazed windows, central heating radiator, range of solid oak wood doors and veneer wall and base units, granite effect worktops, tiled splash backs, composite sink with drainer and mixer taps, integrated electric double oven with four ring electric hob, extractor hood, space for fridge/freezer, washing machine, cast iron multi fuel burner, wood panel elevations, integrated pantry, tiled floor, hardwood single glazed door to rear porch.

Rear Porch

3'04 x 2'08 (1.02m x 0.81m)

Tiled floor, door to WC, hardwood door to side of property.

WC

4'07 x 2'08 (1.40m x 0.81m)

Hardwood single glazed frosted window, dual flush WC, tiled floor.

Bedroom One

12'04 x 10'10 (3.76m x 3.30m)

Two hardwood double glazed windows, central heating radiator.

Bedroom Two

12'04 x 8'07 (3.76m x 2.62m)

Hardwood double glazed window, central heating radiator.

Bedroom Three

8'06 x 7'09 (2.59m x 2.36m)

Hardwood double glazed window, central heating radiator, meter cupboard.

Bathroom

6'02 x 5'08 (1.88m x 1.73m)

Hardwood double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap, tiled elevations, tiled floor.

Externally

Rear

York stone patio with bedding.

Front

York stone patio with stone chip and bedding, double off road parking, double garage, two single garages.

Double Garage

21'06 x 17'07 (6.55m x 5.36m)

Power, lighting, loft access, hardwood single glazed frosted door to rear.



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