



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			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(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.

Woodtop Avenue, Rochdale, OL11 4BD

Offers Over £625,000

A SUPERB, FIVE BEDROOM, SEMI DETACHED FAMILY HOME

Welcome to Woodtop Avenue, Rochdale - a stunning semi detached house that offers the perfect blend of space, comfort, and style. This impressive property boasts five spacious bedrooms, making it ideal for a growing family looking for room to flourish.

Step inside and be greeted by not just one, not two, but three reception rooms offering versatile living solutions to cater to your every need. Whether it's a cosy family movie night or a formal dinner party, this home has you covered. The generous rear garden is a true gem, featuring a lush lawn area, a charming pond, extensive decking and gravel chipped area - perfect for outdoor gatherings or simply unwinding in the fresh air. And let's not forget the custom bar and summer house, adding a touch of luxury to your outdoor living experience. Located in a desirable area, Woodtop Avenue is a dream for families and commuters alike. With great schools nearby and easy access to transportation links, convenience is at your doorstep.

This house has been lovingly maintained and tastefully decorated, meaning you can move in with ease and start enjoying the comforts of your new home from day one. Don't miss out on the opportunity to make this property your own and create lasting memories in this wonderful space.

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Woodtop Avenue, Rochdale, OL11 4BD

Offers Over £625,000

 5  2  3  D

- Impressive Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating D
- Five Bedrooms
- Abundance of Indoor Space
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band E

Ground Floor

Entrance Porch

9'4 x 6'0 (2.84m x 1.83m)

UPVC double glazed French doors, UPVC double glazed windows, tiled flooring and door to hall.

Hall

11'7 x 8'5 (3.53m x 2.57m)

Central heating radiator, coving to ceiling, Karndean flooring, stairs to first floor, doors leading to reception room one and inner hall.

Reception Room One

21'9 x 11'4 (6.63m x 3.45m)

UPVC double glazed window, two central heating radiators, coving to ceiling, two feature wall lights, television point, cast iron log burner, wood effect flooring and door to reception room three.

Inner Hall

8'11 x 4'7 (2.72m x 1.40m)

Wood effect flooring, doors to WC and reception room two.

WC

8'8 x 3'5 (2.64m x 1.04m)

Dual flush WC, vanity top wash basin with mixer tap, vinyl flooring and door to cloakroom.

Reception Room Two

17'4 x 11'4 (5.28m x 3.45m)

UPVC double glazed window, two central heating radiators, television point, wood effect flooring, open to kitchen, door to reception room three and UPVC double glazed bi-folding doors to rear.

Reception Room Three

11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed window.

Kitchen

16'9 x 9'7 (5.11m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated high rise oven and microwave, five ring gas hob and extractor hood, tiled splashbacks, one and a half bowl ceramic sink and drainer with mixer tap, integrated dishwasher, pan drawers, pantry cupboard, Karndean flooring, spotlights and door to utility.

Utility

11'9 x 5'10 (3.58m x 1.78m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, plumbing for washing machine, space for dryer and fridge freezer, Karndean flooring and door to garage.

Garage

18'0 x 13'2 (5.49m x 4.01m)

Wall mounted boiler and remote up and over garage door.

First Floor

Landing

Central heating radiator, loft access, smoke detector, coving to ceiling, doors leading to five bedrooms and shower room.

Bedroom One

15'8 x 13'5 (4.78m x 4.09m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to Jack & Jill en suite.

Jack & Jill En suite

8'6 x 7'1 (2.59m x 2.16m)

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, corner panel bath with mixer tap and rinse head, direct feed shower, part tiled elevations and vinyl flooring.

Bedroom Two

18'2 x 10'2 (5.54m x 3.10m)

UPVC double glazed window, central heating radiator and door to Jack & Jill en suite.

Bedroom Three

17'6 x 10'10 (5.33m x 3.30m)

UPVC double glazed window, central heating radiator, coving to ceiling and door to walk-in wardrobe.

Walk-in Wardrobe

5'8 x 5'5 (1.73m x 1.65m)

Bedroom Four

11'6 x 10'2 (3.51m x 3.10m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Bedroom Five

11'6 x 11'4 (3.51m x 3.45m)

UPVC double glazed window and central heating radiator.

Shower Room

8'4 x 5'6 (2.54m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, walk-in direct feed shower with multi-jet and rinse head, fully tiled elevations, spotlights and tiled flooring.

Exterior

Rear

Enclosed garden with laid to lawn, decking, gravel chippings, pond, mature shrubbery and access to a summerhouse.

