



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		53	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Half Acre Road, Rochdale, OL11 4DF

### £500,000

A WONDERFUL FIVE BEDROOM DETACHED FAMILY HOME WITH NO CHAIN DELAY!

Nestled on the charming Half Acre Road in Rochdale, this substantial detached family home is a true gem. Boasting five bedrooms and three reception rooms, this property offers an abundance of space and versatility, making it perfect for a growing family.

The house is neutrally finished throughout, with a contemporary kitchen that is both stylish and functional. Imagine preparing delicious meals while enjoying the modern aesthetics of your surroundings.

Conveniently located near amenities and transport links, this property offers the perfect blend of tranquillity and accessibility. Whether you need to pop to the shops or commute to work, everything is within easy reach.

One of the highlights of this home is the good-sized rear garden, ideal for entertaining a young family or simply relaxing in the outdoors. With ample space to potentially extend, subject to planning permissions, the possibilities are endless.

Don't miss out on the opportunity to make this house your home. Embrace the comfort, space, and potential that this property has to offer.

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# Half Acre Road, Rochdale, OL11 4DF

£500,000



- Impressive Detached Property
- Open Plan Dining Room/Conservatory
- Off Road Parking
- EPC Rating: E
- Five Bedrooms & Attic Room
- Bathroom & Ground Floor Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band E

## Ground Floor

### Entrance Vestibule

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

UPVC double glazed entrance door, wood effect flooring and door to the hallway.

### Hallway

13'1 x 7'8 (3.99m x 2.34m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring, stairs to the first floor and doors to two reception rooms, kitchen and cloakroom.

### Cloakroom

4'1 x 3'2 (1.24m x 0.97m)

UPVC double glazed frosted window and wood effect flooring.

### Reception Room One

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, television point, living flame gas fire with granite surround and mantel and coving.

### Reception Room Two

13'10 x 13'6 (4.22m x 4.11m)

Three UPVC double glazed windows, central heating radiator, living flame gas fire with granite surround and mantel and coving.

### Kitchen

9'9 x 8'10 (2.97m x 2.69m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite surfaces, oven with five ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, space for American fridge freezer, spotlights, wood effect flooring and doors to understairs storage and reception room three.

### Reception Room Three

19' x 8'4 (5.79m x 2.54m)

UPVC double glazed windows, central heating radiator, door to the utility and UPVC double glazed French doors to the rear.

### Utility Room

11' x 8'11 (3.35m x 2.72m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, Vaillant boiler, spotlights, tile effect flooring and door to the wet room.

### Wet Room

9'9 x 4'9 (2.97m x 1.45m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, extractor fan and spotlights.

### First Floor

### Landing

Stairs to the second floor and doors to five bedrooms and bathroom.

### Bedroom One

12'11 x 11'10 (3.94m x 3.61m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and coving.

### Bedroom Two

13'10 x 10'9 (4.22m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving and door to the store.

### Store

6'11 x 2'5 (2.11m x 0.74m)

UPVC double glazed frosted window.

### Bedroom Three

15'5 x 9'11 (4.70m x 3.02m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'10 x 8'2 (3.00m x 2.49m)

UPVC double glazed window and central heating radiator.

### Bedroom Five

8'5 x 7'11 (2.57m x 2.41m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'10 x 5'9 (3.00m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tiled flooring.

### Second Floor

### Attic Room

16'11 x 9'10 (5.16m x 3.00m)

Velux window and wood effect flooring.

### External

### Front

Laid to lawn garden and driveway providing off road parking.

### Rear

Laid to lawn garden with patio and timber shed.



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