



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			
(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.

Birchfield Drive, Rochdale, OL11 4NY

Offers Over £280,000

SINGLE STORY LIVING AT ITS FINEST

Welcome to Birchfield Drive, Rochdale - a charming property that offers single-story living at its finest. This house is a hidden gem with great potential, perfect for those looking to create their dream home.

Located on a private plot within a popular residential estate, this property is conveniently close to local amenities, making daily errands a breeze. The spacious and bright rooms provide a welcoming atmosphere, ideal for relaxing or entertaining guests.

Don't miss the opportunity to make this house your own and enjoy the comfort and convenience it has to offer. Birchfield Drive is waiting to welcome you home.

If you would like any further information or have any questions at all please feel free to contact our Rochdale branch at your convenience.

Birchfield Drive, Rochdale, OL11 4NY

Offers Over £280,000



- Tenure Freehold
- Council Tax Band D
- EPC TBC
- Off Road Parking With Drive And Access To Garage
- Three Bedrooms
- Four Piece Bathroom Suite
- Extensive Rear Garden With Greenhouse And Timber Shed
- Ideal Family Home
- Easy Access To Local Amenities
- Viewing Essential

Ground Floor

Entrance

UPVC door to hall.

Hall

12'4 x 6'5 (3.76m x 1.96m)

UPVC double glazed window, central heating radiator, dado rail, stairs to the first floor, doors to reception room one, bedroom one and bathroom.

Bathroom

8' x 6' (2.44m x 1.83m)

UPVC double glazed frosted window, central heating radiator, panelled bath taps and rinse head, pedestal wash basin, low level WC, enclosed electric feed shower, tiled elevation, coving and vinyl floor.

Reception Room One

11' x 10'6 (3.35m x 3.20m)

Central heating radiator, dado rail, doors to conservatory, reception room two and entrance to the kitchen.

Reception Room Two

13' x 12'10 (3.96m x 3.91m)

UPVC double glazed window, central heating radiator, gas fire with wood mantle and stone surround and coving.

Bedroom One

11'10 x 11'6 x (3.61m x 3.51m x)

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

Conservatory

9'11 x 9'6 (3.02m x 2.90m)

UPVC double glazed windows, ceiling fan and UPVC French doors to the rear.

Kitchen

14' x 7' (4.27m x 2.13m)

UPVC double glazed window, range of wall and base units, laminate work tops, oven with four ring electric hob, extractor hood tiled splash back, plumbed for a washing machine, composite one and a half sink and drainer with mixer tap, integrated fridge freezer, door leading to the integrated garage and door to rear garden.

Garage

17'9 x 8'6 (5.41m x 2.59m)

Up and over garage door.

First Floor

Landing

6' x 3' (1.83m x 0.91m)

Doors to bedroom two, bedroom three, storage, coving and dado rail.

Bedroom Two

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

10'10 x 9'4 (3.30m x 2.84m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed laid to lawn garden, bedding areas, mature shrubs, paved patio, greenhouse and timber shed.

Front

Laid to lawn garden, bedding areas and paved driveway.

