



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
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

## Spring Bank Lane, Rochdale, OL11 5SE

### £650,000

AN EXCEPTIONAL BUNGALOW ON AN ENVIABLE PLOT

Flowing internally with character and charm, as well as benefiting from an abundance of indoor and outdoor space, this admirable three bedroom detached property is being proudly welcomed to the market within the most idyllic location of Bamford. With stylish decoration, modern fixtures and fittings and beautifully landscaped gardens, this property is the perfect family home ready to move straight into! With gated off road parking, impressive garage and stunning garden room, and having been a credit to the current owner, this property has been transformed into a well lit and luxurious family home, truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Rossendale, Bury and major motorway links.

The property comprises briefly; a welcoming entrance porch leads on to an outstanding entrance hallway. The entrance hallway guides you through to a spacious lounge, two double bedrooms, study/fourth bedroom, family bathroom and houses an open staircase to the first floor. The second bedroom benefits from an en suite shower room. The lounge leads on to a beautiful garden room and contemporary fitted kitchen. The kitchen boasts modern wall and base units, high quality integrated appliances and leads on to a fantastic integral garage and utility room. The first floor comprises of doors on to a third bedroom and store space which could be converted into another bathroom. Externally, there is a stunning, generously sized and beautifully landscaped garden to the rear with laid to lawn, paving and bedding areas. To the front there is ample, gated, off road parking, bedding areas, mature shrubs and access to the garage through electric door.

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

# Spring Bank Lane, Rochdale, OL11 5SE

£650,000



- Exquisite Detached Bungalow
- Bursting with Character
- Ample Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Abundance of Indoor Space
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band F

## Ground Floor

### Entrance Porch

7'7 x 2'11 (2.31m x 0.89m)

Hardwood double glazed frosted front door, exposed brick, tiled flooring and oak door to hallway

### Hallway

19'10 x 12'4 (6.05m x 3.76m)

Smoke detector, low wall spotlights, tiled flooring with underfloor heating, oak double doors to lounge, oak doors to bedroom one, two, study/bedroom four, bathroom and stairs to first floor.

### Lounge

25'8 x 13'3 (7.82m x 4.04m)

UPVC double glazed window, underfloor heating, television point, oak double doors to garden room/dining area and oak door to kitchen.

### Garden Room/Dining Area

19'9 x 13'4 (6.02m x 4.06m)

Two UPVC double glazed windows, two Velux windows, television point, tiled flooring with underfloor heating, spotlights, open access to kitchen and UPVC double glazed door to rear.

### Kitchen

19'0 x 11'10 (5.79m x 3.61m)

UPVC double glazed window, range of high gloss wall and base units with Corian worktops, glass splashback, Corian one and a half bowl sink and drainer with high spout mixer tap, integrated Miele double electric oven with five ring Miele induction hob and extractor hood, integrated full length fridge and freezer, microwave, Miele coffee machine, warming drawer, dishwasher and bin store, tiled elevations, under unit lighting, tiled flooring with underfloor heating, oak doors to utility and garage.

### Utility

6'11 x 4'6 (2.11m x 1.37m)

UPVC double glazed frosted window, Belfast sink, dual flush WC, fully tiled elevations, plumbing for washing machine, space for dryer, integrated storage, extractor fan and tiled flooring with underfloor heating.

### Garage

21'1 x 10'6 (6.43m x 3.20m)

UPVC double glazed frosted window, Viessman combi boiler, underfloor heating, power, lighting, electric up and over garage door and UPVC double glazed frosted door to side elevation.

### Bedroom One

14'2 x 11'11 (4.32m x 3.63m)

UPVC double glazed window, fitted wardrobe and dressing table, television point and underfloor heating.

### Bedroom Two

12'0 x 11'8 (3.66m x 3.56m)

UPVC double glazed window, fitted wardrobe, television point, underfloor heating and sliding door to en suite.

## En Suite

7'10 x 2'11 (2.39m x 0.89m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, fully tiled elevations, spotlights, extractor fan and lino flooring with underfloor heating.

## Bedroom Four/Study

8'7 x 8'1 (2.62m x 2.46m)

Hardwood double glazed frosted window, meter cupboard and underfloor heating.

## Bathroom

11'9 x 8'2 (3.58m x 2.49m)

UPVC double glazed frosted window, central heated towel rail, direct feed shower enclosed with steam jets, tiled panel corner bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, fully tiled elevations, extractor fan, spotlights and tiled flooring with underfloor heating.

## First Floor

### Landing

12'10 x 3'2 (3.91m x 0.97m)

Velux window, smoke detector, low wall spotlights, oak doors to bedroom three and store room.

### Bedroom Three

13'1 x 10'9 (3.99m x 3.28m)

Two Velux windows, fitted wardrobes and eave storage.

### Store

7'7 x 5'0 (2.31m x 1.52m)

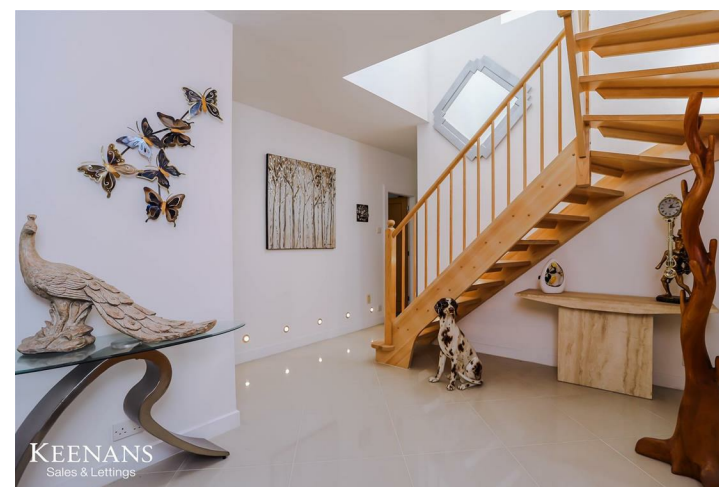
## Exterior

### Rear

Enclosed garden with laid to lawn, paving, bedding areas, timber storage shed and mature shrubbery.

### Front

Electric double gated access, off road parking, mature shrubbery, bedding areas and access to garage.



Tel: 01706396140

www.keenans-estateagents.co.uk