



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		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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Bolton Road, Rochdale, OL11 3LR

£525,000

A MUST HAVE FIVE BEDROOM DETACHED FAMILY HOME

Welcome to Bolton Road, Rochdale - a charming location for this impressive five bedroom family home. This property is a must-have for those seeking a spacious and inviting living space.

Situated on a corner plot directly opposite Springfield Park, this house offers not only a beautiful interior but also a fantastic outdoor space. The large private garden is perfect for entertaining guests or enjoying some family fun in the sun.

One of the standout features of this property is the ample off road parking available, along with a large double garage, providing convenience and security for your vehicles.

If you are looking for a family home that combines comfort, style, and practicality, then look no further. This house on Bolton Road is sure to tick all the boxes for your dream home.

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Bolton Road, Rochdale, OL11 3LR

£525,000



- Impressive Detached Property
- Contemporary Fitted Kitchen
- Ample Off Road Parking and Double Garage
- EPC Rating D
- Five Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Modern Bathrooms
- Extensive Gardens to Front and Rear
- Council Tax Band G

Ground Floor

Entrance Vestibule

7'7 x 2'10 (2.31m x 0.86m)

Hardwood single glazed frosted front door and window, tiled flooring and hardwood single glazed frosted door to hallway.

Hallway

12'8 x 8'7 (3.86m x 2.62m)

Central heating radiator, wood effect laminate flooring, doors leading to kitchen, two reception rooms, WC and stairs to first floor.

WC

8'1 x 5'3 (2.46m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and tiled flooring.

Reception Room One

22'7 x 20'7 (6.88m x 6.27m)

Four UPVC double glazed windows, central heating radiator, television point and multifuel log burner with tiled hearth and wooden mantel.

Reception Room Two

12'10 x 10'9 (3.91m x 3.28m)

Central heating radiator, coving to ceiling, wood effect laminate flooring and UPVC double glazed sliding door to rear.

Kitchen

13'5 x 10'10 (4.09m x 3.30m)

Range of wall and base units with marble effect laminate worktops and splashback. stainless steel inset sink with mixer tap, Rangemaster oven with five burner induction hob and extractor hood, space for American-style fridge freezer, integrated fridge freezer, plumbing for wine cooler, spotlights, tiled flooring, open access to storage, pantry, dining area and door to double garage.

Dining Area

13'2 x 10'5 (4.01m x 3.18m)

UPVC double glazed window, UPVC double glazed skylight window, central heating radiator, spotlights, tiled flooring and UPVC double glazed sliding door to rear.

Double Garage

Power, lighting and electric remote garage door.

First Floor

Landing

Doors leading to five bedrooms, family bathroom, storage cupboard and store room.

Bedroom One

22'0 x 10'4 (6.71m x 3.15m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite

10'1 x 6'4 (3.07m x 1.93m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, his and hers vanity top wash basins with mixer taps, L-shaped panel bath with mixer tap and overhead direct feed rainfall shower, two LED illuminated mirrors, storage cupboard, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

14'8 x 11'8 (4.47m x 3.56m)

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

Bedroom Three

12'11 x 10'9 (3.94m x 3.28m)

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

Bedroom Four

10'4 x 6'2 (3.15m x 1.88m)

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

Bedroom Five

13'3 x 8'7 (4.04m x 2.62m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

10'11 x 5'4 (3.33m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, walk-in direct feed rainfall shower enclosed with rinse head, spotlights, part tiled elevations and tiled flooring.

Store Room

7'9 x 4'2 (2.36m x 1.27m)

UPVC double glazed window and central heating radiator.

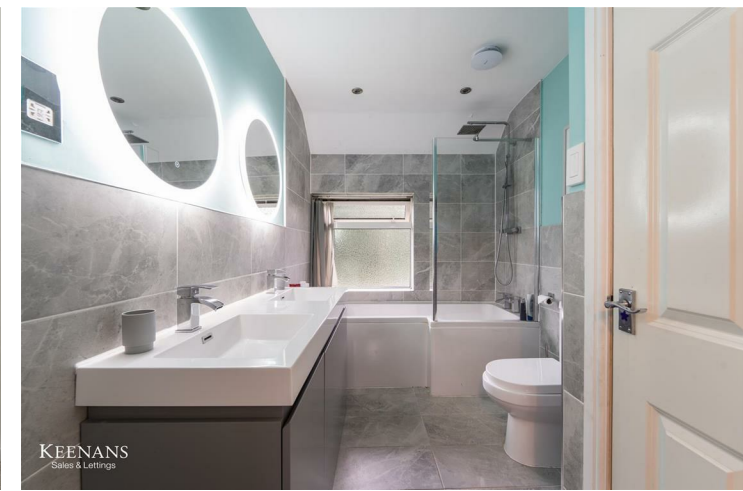
External

Rear

Enclosed garden with laid to lawn, paved patio, bedding areas, mature shrubbery and trees.

Front

Laid to lawn, mature shrubbery, and block paved driveway leading to double garage.



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