



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 | | 66 | 76 |
| (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.

Oulder Hill Drive, Rochdale, OL11 5LB

Offers Over £525,000

A STUNNING DETACHED FAMILY HOME

Nestled in the prestigious Oulder Hill Drive in Rochdale, this stunning four-bedroom family home exudes elegance and charm. The property boasts a high standard of living, perfect for a growing family looking for their dream home.

As you arrive, you are greeted by ample off-road parking, a rare find in this sought-after neighbourhood. The peaceful garden offers a tranquil retreat, ideal for relaxing or entertaining guests on warm summer evenings.

This property is truly ready for a family to make it their own. With spacious rooms and a layout designed for modern living, this house provides the perfect canvas for you to create lasting memories with your loved ones.

Don't miss the opportunity to own a piece of luxury in this desirable location. Book a viewing today and step into the future of your family's happiness.

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Oulder Hill Drive, Rochdale, OL11 5LB

Offers Over £525,000



- Exceptional Detached Property
- Presented to Highest Standard Throughout
- Ample Off Road Parking and Double Garage
- EPC Rating D
- Four Bedrooms
- Abundance of Space
- Tenure Freehold
- Contemporary Five Piece Bathroom
- Stunning Gardens to Front and Rear
- Council Tax Band F

Ground Floor

Entrance Hall

Composite front door, UPVC double glazed window, central heating radiator, smoke detector, vinyl flooring, doors leading to reception room, kitchen/dining area, WC, understairs storage and stairs to first floor.

WC

5'1 x 4'8 (1.55m x 1.42m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, spotlights, stone accent wall and tiled flooring.

Reception Room

19'0 x 11'7 (5.79m x 3.53m)

Three UPVC double glazed windows, central heating radiator, electric fire with hearth and mantel, television point and double doors to kitchen/dining area.

Kitchen/Dining Area

26'0 x 10'2 (7.92m x 3.10m)

UPVC double glazed window, central heating radiator, range of wall and base units with quartz worktops, central island, composite one and a half bowl sink and drainer with mixer tap, four burner induction hob and extractor hood, integrated fridge and dishwasher, space for fridge freezer, integrated high rise double oven, integrated shelving and storage, spotlights, Karndean flooring, UPVC double glazed French doors to conservatory and composite double glazed stable door to inner hall.

Conservatory

13'2 x 12'8 (4.01m x 3.86m)

UPVC double glazed windows, UPVC double glazed frosted windows, UPVC double glazed roof, spotlights, extractor fan, Karndean flooring and UPVC double glazed French doors to rear.

Inner Hall

UPVC double glazed Velux window, central heating radiator, doors leading to utility, double garage and composite door to rear.

Utility

10'2 x 9'6 (3.10m x 2.90m)

UPVC double glazed window, two UPVC double glazed Velux windows, central heating radiator, range of wall and base units and laminate worktops, one and a half bowl stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, space for dryer and vinyl flooring.

Double Garage

17'9 x 14'10 (5.41m x 4.52m)

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, smoke detector, doors leading to four bedrooms and family bathroom.

Bedroom One

13'0 x 11'7 (3.96m x 3.53m)

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

Bedroom Two

11'7 x 10'0 (3.53m x 3.05m)

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

Bedroom Three

14'2 x 10'2 (4.32m x 3.10m)

UPVC double glazed window, central heating radiator, coving and door to over stairs storage.

Bedroom Four

10'3 x 8'0 (3.12m x 2.44m)

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

Bathroom

11'7 x 7'0 (3.53m x 2.13m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, his and hers vanity top wash basins with mixer taps, bidet, panel bath with mixer tap and rinse head, direct feed shower enclosed, spotlights, PVC cladding to ceiling, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio, bedding areas, decking and stone chippings.

Front

Laid to lawn garden, bedding areas, paving and tarmac driveway leading to double garage.

