



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		

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Hawthorn Road, Rochdale, OL11 5JG

Offers Over £450,000

A SPACIOUS FIVE-BEDROOM DETACHED FAMILY HOME ON AN ENVIABLE PLOT

Nestled in the sought-after Hawthorn Road of Rochdale, this substantial detached family home offers a perfect blend of space and comfort. Boasting two reception rooms, five bedrooms, and two bathrooms, this property is ideal for a growing family seeking room to flourish.

The spacious internal layout caters to the evolving needs of a modern family, providing ample space for both relaxation and entertainment. While some may wish to add their personal touch cosmetically, the property has been meticulously cared for by its current occupants, ensuring a warm and inviting atmosphere throughout.

Situated on an enviable plot, this home features generous front and rear gardens, perfect for outdoor activities and al fresco dining. Additionally, the property offers a substantial driveway, providing off-road parking for multiple vehicles, a rare find in such a desirable location.

Don't miss the opportunity to make this charming house your forever home, where every corner is filled with the potential to create lasting memories.

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Hawthorn Road, Rochdale, OL11 5JG

Offers Over £450,000



- Tenure Leasehold
- Off Road Parking For Numerous Vehicles
- Contemporary Kitchen
- Envious Rear Garden Space
- Council Tax Band E
- Spacious Detached Property With No Chain Delay
- Two Bathrooms
- EPC Rating TBC
- Five Bedrooms
- Ideal Family Home With Viewing Essential

Ground Floor

Entrance

Hard wood double glazed door to porch.

Porch

10'2 x 4' (3.10m x 1.22m)

Hard wood single glazed windows, vinyl flooring and door to hallway.

Hallway

16'7 x 7'10 (5.05m x 2.39m)

Central heating radiator, smoke alarm, wood effect flooring, stairs to first floor, doors to WC, reception room one, reception room two and kitchen.

Reception Room One

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

Hard wood double glazed window, central heating radiator, coving and wood effect flooring.

Reception Room Two

15' x 13'9 (4.57m x 4.19m)

UPVC double glazed window and sliding door to rear, central heating radiator, coving, living flame gas fire with marble hearth and surround, wood effect flooring.

Kitchen

13'4 x 9' (4.06m x 2.74m)

Hard wood double glazed window, central heating radiator, range of wall and base units, laminate work tops, freestanding oven, composite sink and drainer with mixer tap, plinth heater, wood effect flooring and door to utility.

Utility

24'4 x 8'10 (7.42m x 2.69m)

Hard wood double glazed window, two central heating radiators, base units, laminate work tops, ceramic butler sink, plumbed for washing machine, dryer and dishwasher, space for fridge freezer, vinyl flooring, UPVC double glazed French doors to rear and door to garage.

Garage

16'8 x 8'1 (5.08m x 2.46m)

Up and over door and meters.

WC

7'11 x 4'3 (2.41m x 1.30m)

Central heating radiator, dual flush WC, wash basin with mixer tap, extractor fan and vinyl flooring.

First Floor

Landing

Hard wood double glazed window, central heating radiator, stairs to second floor, doors to four bedrooms and bathroom.

Bedroom One

13'11 x 12' (4.24m x 3.66m)

Hard wood double glazed window, central heating radiator, coving and door to en suite.

En Suite

9'3 x 4'11 (2.82m x 1.50m)

Hard wood double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure with rinse head, PVC panel to ceiling, PVC panel elevation, part tiled elevation and tiled effect flooring.

Bedroom Two

11'11 x 11'11 (3.63m x 3.63m)

Hard wood double glazed window and central heating radiator.

Bedroom Three

11'1 x 9'2 (3.38m x 2.79m)

Hard wood double glazed window and central heating radiator.

Bedroom Four

9'7 x 7'11 (2.92m x 2.41m)

Hard wood double glazed window and central heating radiator.

Bathroom

7'10 x 6'7 (2.39m x 2.01m)

Hard wood double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with over head electric feed shower, PVC panel to ceiling, full tiled elevation, tiled effect flooring and linen cupboard.

Second Floor

Velux window, doors to bedroom five and attic room.

Bedroom Five

16'9 x 11'1 (5.11m x 3.38m)

Velux window, UPVC double glazed window and central heating radiator.

Attic Room

14'7 x 8'3 (4.45m x 2.51m)

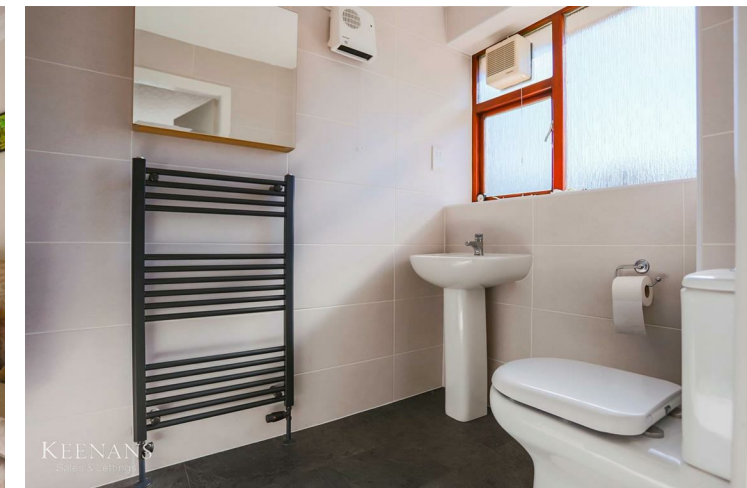
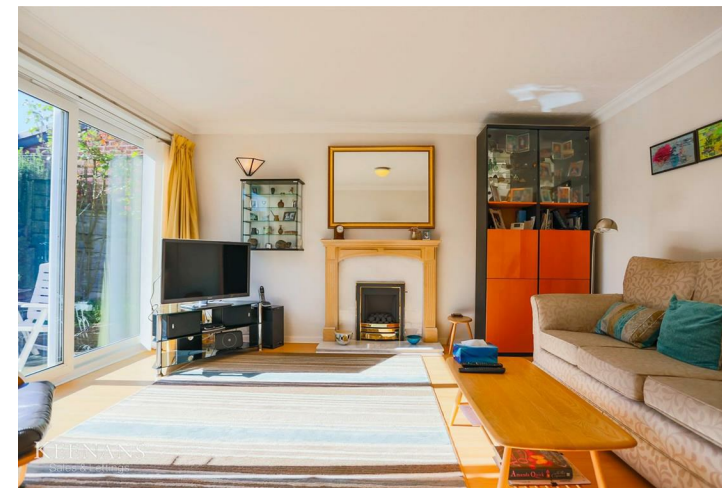
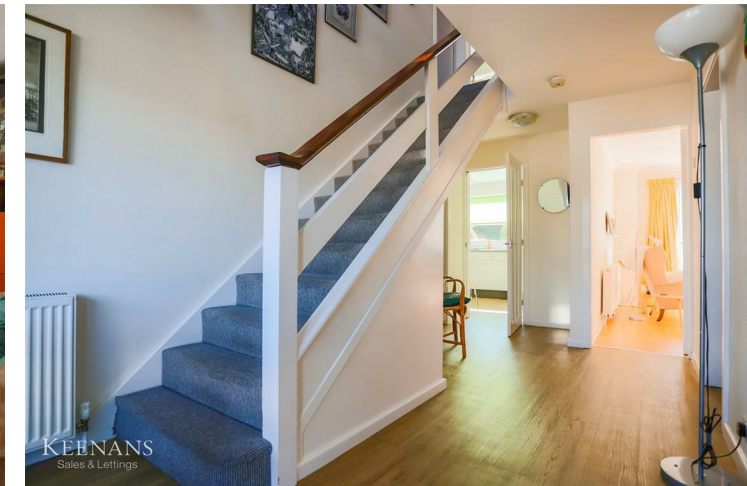
External

Rear

Extensive laid to lawn garden with bedding areas and paved patios with vegetable gardens and some fruit trees.

Front

Laid to lawn garden with paved driveway for off road parking for numerous vehicles leading to integral garage and bedding areas.



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