



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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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Garfield Close, Rochdale, OL11 5RY

Offers Over £400,000

SPACIOUS AND MODERN FAMILY HOME WITH GREAT VIEWS

Welcome to Garfield Close, in the sought after area of Norden, Rochdale - a stunning detached property that offers the perfect blend of modern living and comfort. This property boasts not just one, but three reception rooms, four double bedrooms, and two bathrooms, providing ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by modern decor and appliances that create a stylish and inviting atmosphere throughout the house. The spacious and bright rooms are perfect for relaxing with your loved ones or hosting gatherings with friends. The garage has been cleverly converted, adding another room to the ground floor of this lovely home.

One of the highlights of this property is the great views from the top floor overlooking Greater Manchester. Imagine waking up to panoramic views of the city skyline or enjoying a cup of tea while watching the sunset - the possibilities are endless.

Situated on a private close, this house offers a sense of tranquility and privacy, allowing you to escape the hustle and bustle of everyday life. The property is within walking distance to Rochdale Golf Club, Norden Cricket Club, Bamford Tennis Club and Bamford Bowling Club, also with proximity to well-regarded schools. Ashworth Valley is also a short stroll away.

With parking space for two cars, this property effortlessly combines comfort, style, and functionality. Don't miss out on the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the charm of Garfield Close for yourself.

Garfield Close, Rochdale, OL11 5RY

Offers Over £400,000



- Spacious Detached Property
- Contemporary Fitted Kitchen
- Ample Off Road Parking
- EPC Rating C
- Four Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch

6'1 x 4'7 (1.85m x 1.40m)

UPVC double glazed front door and windows, tiled flooring and door to hall.

Hall

Central heating radiator, doors leading to three reception rooms, kitchen, WC and stairs to first floor.

Reception Room One

13'5 x 9'6 (4.09m x 2.90m)

Two UPVC double glazed windows, central heating radiator, coving, solid wood flooring and open access to reception room two.

Reception Room Two

15'6 x 14'1 (4.72m x 4.29m)

Central heating radiator, coving, television point, gas fire with granite surround and wooden mantel, solid wood flooring and UPVC double glazed sliding door to rear.

Kitchen

11'2 x 11'0 (3.40m x 3.35m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops and upstands, stainless steel one and a half bowl sink and drainer with high spout mixer tap, tiled splashback, integrated high rise oven and grill, four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbing for washing machine, spotlights, solid wood flooring and UPVC double glazed frosted door to side elevation.

WC

5'7 x 5'3 (1.70m x 1.60m)

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

Reception Room Three

15'11 x 7'5 (4.85m x 2.26m)

Two UPVC double glazed windows, central heating radiator, spotlights and wood effect laminate flooring.

First Floor

Landing

17'7 x 6'5 (5.36m x 1.96m)

UPVC double glazed window, solid wood flooring, doors to four bedrooms and family bathroom.

Bedroom One

16'1 x 14'11 (4.90m x 4.55m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

11'0 x 11'0 (3.35m x 3.35m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

12'11 x 10'7 (3.94m x 3.23m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Four

9'8 x 7'11 (2.95m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

8'0 x 8'0 (2.44m x 2.44m)

UPVC double glazed window, central heated towel rail, panel bath with mixer tap, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, partially tiled elevations, spotlights and tiled flooring.

External

Rear

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

Front

Laid to lawn, bedding area, mature shrubbery and off road parking.

