



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	80
(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.

Foot Wood Crescent, Rochdale, OL12 6PB

Offers Over £450,000

STUNNING DETACHED PROPERTY SITUATED ON AN EXTENSIVE PLOT

Welcome to this exceptional detached home located on Foot Wood Crescent in Rochdale! This property is a true gem, boasting a spacious layout with four/five good-sized bedrooms, two of which feature en suite facilities for added convenience.

One of the highlights of this property is its modern fitted open dining kitchen with living area, perfect for hosting gatherings with family and friends. The stunning presentation throughout adds a touch of elegance to the space, making it a delightful place to call home.

Situated on an extensive plot, this house offers impressive gardens both to the front and rear, providing a serene outdoor space to relax and unwind. Additionally, the property features ample off-road parking and an integral garage, ensuring that parking will never be an issue.

Don't miss out on the opportunity to own this beautiful property in a desirable location. Book a viewing today and envision the possibilities that this house has to offer!

Foot Wood Crescent, Rochdale, OL12 6PB

Offers Over £450,000



- Exceptional Detached Property
- Modern Fitted Dining Kitchen
- Ample Off Road Parking and Integral Garage
- EPC Rating D
- Four/Five Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Bathrooms
- Extensive Plot
- Council Tax Band E

Ground Floor

Entrance Hall

UPVC double glazed frosted leaded front door and windows, central heating radiator, spotlights, doors to reception room, kitchen/living area, three bedrooms, family bathroom and door to stairs to lower ground floor.

Reception Room

17'9 x 13'6 (5.41m x 4.11m)

UPVC double glazed leaded box window, central heating radiator, electric fire with marble surround and mantel, television point, integrated shelving with lighting, spotlights and UPVC double glazed bi-folding door to rear.

Open Plan Kitchen/Living Area

22'8 x 11'11 (6.91m x 3.63m)

Two UPVC double glazed windows, skylight, central heating radiator, range of high gloss wall and base units with granite work surfaces, inset stainless steel one and a half stainless steel sink with Quooker tap and integrated draining ridges, pan drawers, space for range cooker, integrated extractor hood, tiled splashback, integrated fridge freezer and dishwasher, PVC panelling to ceiling, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

Bedroom One

12'2 x 10'5 (3.71m x 3.18m)

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

En Suite

8'8 x 5'6 (2.64m x 1.68m)

UPVC double glazed frosted leaded window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, walk-in direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

Bedroom Three

11'11 x 10'8 (3.63m x 3.25m)

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

Bedroom Four

9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed leaded window, central heating radiator and wood effect flooring.

Bathroom

16'10 x 7'5 (5.13m x 2.26m)

Two UPVC double glazed frosted windows, central heated towel rail, panel bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, bidet, enclosed direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

Lower Ground Floor

Landing

Door to utility and steps to bedroom two.

Bedroom Two

11'6 x 9'4 (3.51m x 2.84m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and door to en suite.

En Suite

6'0 x 3'10 (1.83m x 1.17m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

Utility Room

9'10 x 6'0 (3.00m x 1.83m)

Central heating radiator, laminate work surface, wall mounted boiler, plumbing for washing machine, space for dryer, space for fridge freezer, tiled elevations and door to study/bedroom five.

Bedroom Five/Study

11'6 x 10'11 (3.51m x 3.33m)

UPVC double glazed frosted window, fitted storage and door to garage.

Garage

15'8 x 11'6 (4.78m x 3.51m)

Power, lighting and up and over garage door.

External

Rear

Extensive tiered garden with laid to lawn, paved patio, mature shrubbery, bedding and views of woodland area.

Front

Laid to lawn garden, bedding, paving, steps to entrance, block paved driveway and access to garage.

NEED A MORTGAGE?

Well look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

Call today to find out more!

Your home may be repossessed if you do not keep up repayments on your mortgage.

