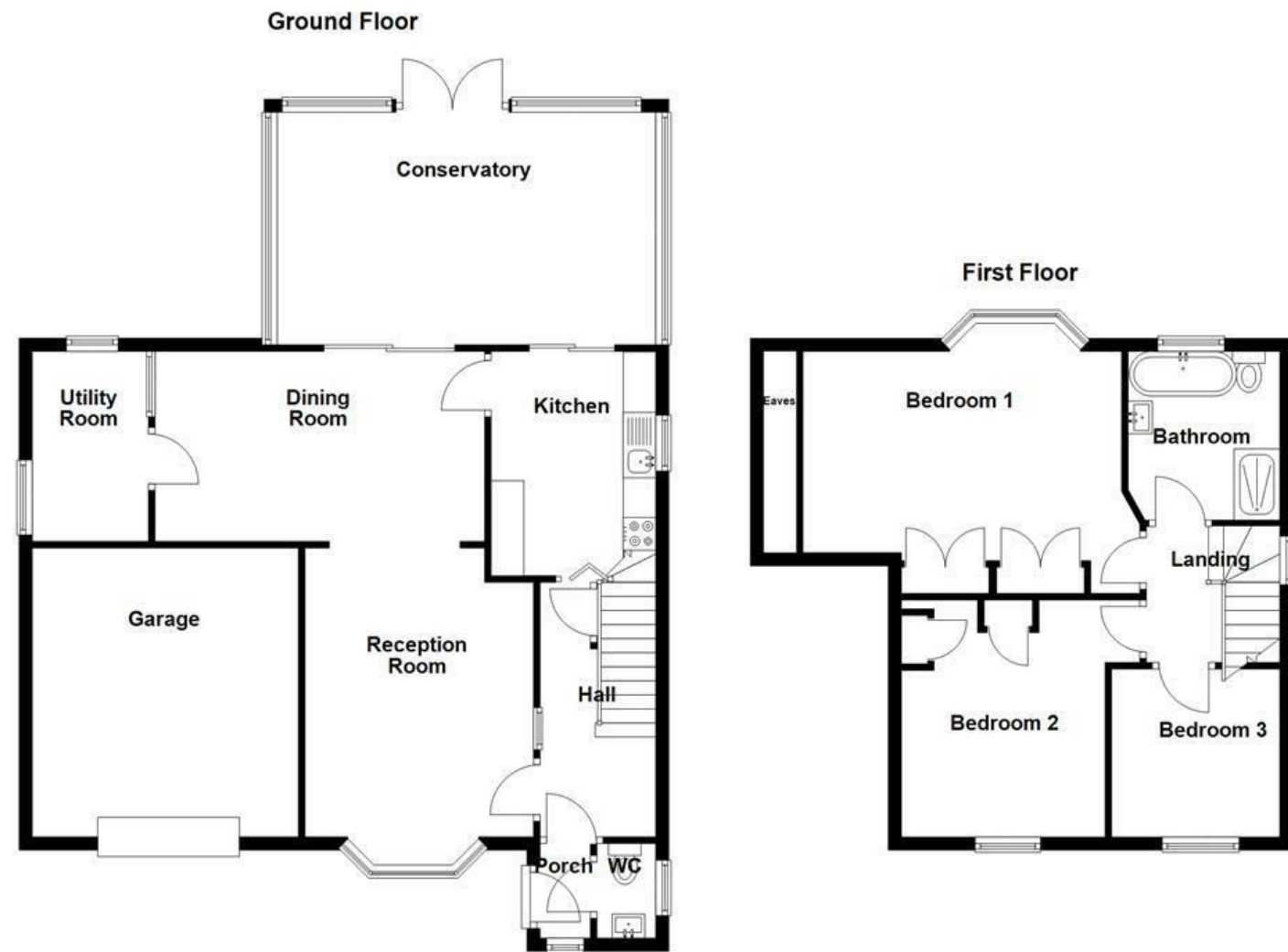




Elmpark Grove, Rochdale, OL12 7JT

£385,000

AN OUTSTANDING DETACHED PROPERTY ON AN IMPRESSIVE PLOT

Located within the picturesque location of Rochdale, this exceptional detached house offers a blend of elegance and comfort. Boasting three living areas, three double bedrooms and contemporary fixtures and fittings, this property is perfect for a growing family. The house sits on an impressive plot, providing breath-taking panoramic views over Healy Dell and having been fully updated to the highest standard, the interior exudes charm and character. The stylish décor flows seamlessly throughout the indoor spaces, creating a warm and inviting atmosphere. With ample off-road parking, a garage, conservatory, and open-plan living space, this property offers both practicality and luxury. Whether you're hosting family gatherings or simply enjoying a quiet evening in, this house caters to all your needs.

The property comprises briefly; a welcoming entrance porch provides access through to a WC and hallway. The hallway guides you on to a spacious reception room, contemporary fitted kitchen and houses a staircase to the first floor. The reception room lead openly on to a dining area which guides you through to a utility room, kitchen and conservatory. The kitchen also leads through to the conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is a wrap around garden with artificial lawn, stone resin patio, decking, raised bedding, workshop and storage shed to the rear. To the front there is a stone resin driveway for multiple vehicles with bedding areas and access on to the garage.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

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	

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.

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- Tenure Freehold
 - Off Road Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band D
 - Detached Property
 - Ideal Family Home
- EPC Rating E
 - Three Bedrooms
 - Enclosed Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

4'9 x 2'7 (1.45m x 0.79m)

UPVC double glazed frosted window, spotlights, oak door to WC, oak single glazed door to hall.

WC

4'9 x 2'4 (1.45m x 0.71m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, vanity top wash basin with mixer tap, spotlights and wood effect laminate flooring.

Hall

12'9 x 5'10 (3.89m x 1.78m)

Single glazed frosted leaded window, central heating radiator, coving, smoke alarm, dado rail, under stairs storage with electric meter, oak door to reception room, oak bi fold door to kitchen and stairs to first floor.

Reception Room

14'6 x 11'6 (4.42m x 3.51m)

UPVC double glazed bay window with plantation blinds, two central heating radiators, coving, dado rail, gas fire with granite effect hearth, surround and limestone mantle, television point and open to dining room.

Dining Room

16'6 x 9'7 (5.03m x 2.92m)

UPVC double glazed window with plantation blinds, central heating radiator, coving, dado rail, oak doors to utility room, kitchen and UPVC double glazed sliding door to conservatory.

Utility Room

9'6 x 5'11 (2.90m x 1.80m)

Two UPVC double glazed windows, central heating radiator, plumbed for washing machine and dryer, integrated storage and wood effect laminate flooring.

Kitchen

11'5 x 8'4 (3.48m x 2.54m)

UPVC double glazed window, range of white gloss wall and base units, granite effect surface, gloss splash back, composite sink and drainer with high spout mixer tap, integrated electric Neff oven with four ring induction hob and extractor hood, integrated bin store, space for fridge, integrated Worcester boiler, spotlights, tiled effect lino and UPVC double glazed sliding doors to conservatory.

Conservatory

19' x 11'8 (5.79m x 3.56m)

UPVC double glazed window, two central heating radiators, exposed beams, television point, wood effect vinyl flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'11 x 5'11 (2.11m x 1.80m)

UPVC double glazed frosted window, coving, feature wall light, dado rail, oak doors to three bedrooms and bathroom.

Bedroom One

16'6 x 11'9 (5.03m x 3.58m)

UPVC double glazed bay window, central heating radiator, fitted wardrobe, spotlights, loft access and eave storage.

Bedroom Two

12' x 11'6 (3.66m x 3.51m)

UPVC double glazed window with plantation blinds, central heating radiator, coving and fitted wardrobe.

Bedroom Three

8'5 x 8'5 (2.57m x 2.57m)

UPVC double glazed window with plantation blinds, central heating radiator and spotlights.

Bathroom

8'2 x 7'6 (2.49m x 2.29m)

UPVC double glazed frosted window, heated towel rail, four piece suite, vanity top wash basin with mixer tap, double bi fold glass door shower enclosure with rinse head, dual flush WC, panelled bath with mixer tap, tiled elevation, extractor fan and tiled floor.

External

Rear

Wrap around garden with artificial lawn, decking, concrete resin, raised beds, workshop and storage shed.

Front

Concrete resin drive, access to garage, stone chip and bedding areas.



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