



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(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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Highwood, Rochdale, OL11 5XP

£240,000

SPACIOUS SINGLE STORY LIVING

Nestled in the tranquil area of Highwood, Rochdale, this charming semi-detached bungalow offers a delightful opportunity for those seeking spacious single-storey living. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a comfortable and convenient home.

The bungalow features a generous reception room, providing an inviting space for relaxation and entertaining. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

Set on a spacious plot, both the front and back gardens offer ample outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property is situated within a quiet estate, providing a peaceful environment while still being within reach of local amenities and transport links.

This bungalow presents a wonderful opportunity to enjoy a serene lifestyle in a well-regarded area. With its combination of space, comfort, and a tranquil setting, it is a property not to be missed. Whether you are looking to downsize or seeking your first home, this delightful bungalow in Highwood is sure to impress.

Highwood, Rochdale, OL11 5XP

£240,000

**2****1****1****D**

- Semi Detached Bungalow
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Shower Room
 - Freehold
- Spacious Reception Room
 - Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

7'6 x 2'10 (2.29m x 0.86m)
UPVC double glazed frosted door, central heating radiator, dado rail, vinyl flooring, storage cupboard and door to reception room.

Reception Room

17'11 x 10'5 (5.46m x 3.18m)
UPVC double glazed bow window, central heating radiator, coving, gas fire, marble effect hearth and surround, wood mantle, wood effect flooring, TV point and doors to kitchen and inner hall.

Kitchen

12'5 x 7'7 (3.78m x 2.31m)
UPVC double glazed window, spotlights, panel wall and base units, laminate worktops, integrated electric single oven, four burner electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer and vinyl flooring.

Inner Hall

4'9 x 4'2 (1.45m x 1.27m)
Loft access (36' x 18'1 boarded), dado rail, storage cupboard, wood effect flooring and doors to two bedrooms and shower room.

Bedroom One

13'4 x 9'6 (4.06m x 2.90m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

8'6 x 8' (2.59m x 2.44m)
Central heating radiator, fitted wardrobes and UPVC double glazed French doors to conservatory.

Conservatory

17'7 x 11'7 (5.36m x 3.53m)
UPVC double glazed windows, central heating radiator, wood effect flooring, UPVC double glazed French doors to rear and UPVC double glazed door to side.

Shower Room

6'3 x 5'5 (1.91m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional tops, direct feed shower in double enclosure, extractor fan, tiled elevation and vinyl flooring.

External

Front

Tarmac drive leading to garage.

Rear

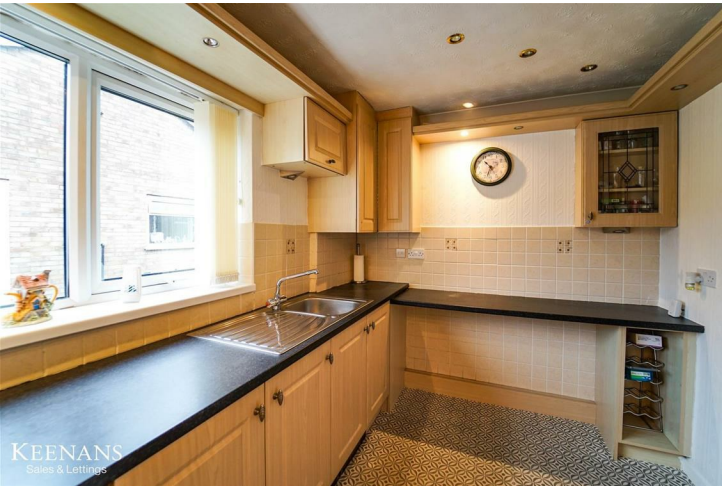
Paved patio, raised beds, pond, seating area and timber shed.

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