



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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.

Redwood Close, Rochdale, OL12 7JH

£350,000

STUNNING DETACHED PROPERTY WITH SPACIOUS GARDEN AND MODERN FEATURES

This beautiful four bedroom detached property offers a perfect blend of contemporary living and comfortable, spacious accommodation. Located in a highly sought-after area, this home has been designed to maximize space and light, making it an ideal choice for families.

The property features four generously-sized bedrooms, including a versatile room currently being used as a well equipped indoor gym/office, perfect for those who value fitness and wellness. The remaining three bedrooms offer ample space, with the master bedroom benefiting from delightful views of the garden. There are two inviting reception rooms (one conservatory), both offering a fantastic space for relaxing or entertaining guests. The modern, fully-fitted kitchen is sleek and stylish, with high-end appliances and plenty of storage space for all your culinary needs.

Step outside and enjoy the spacious rear garden, which features stunning water features, providing a peaceful and tranquil atmosphere. The large garden offers plenty of space for outdoor activities, gardening, or simply relaxing in your private oasis. With off-road parking, excellent local amenities, and easy access to transport links, this property is the perfect place to call home.

Don't miss the opportunity to view this exceptional property.

Redwood Close, Rochdale, OL12 7JH
£350,000

4 1 2 C

- Stunning Detached Property
- Ample Living Space
- Off-Road Parking
- EPC Rating C
- Four Bedrooms
- Modern Fitted Kitchen
- Tenure - Leasehold
- Three Piece Shower Room
- Impressive Rear Garden
- Council Tax Band C

Ground Floor

Reception Room One
14'9" x 10'9" (4.5m x 3.3m)

Conservatory
16'8" x 10'5" (5.1m x 3.2m)

Kitchen
9'2" x 8'10" (2.8m x 2.7m)

First Floor

Bedroom One
10'5" x 9'10" (3.2m x 3m)

Bedroom Two
14'9" x 10'9" m (4.5m x 3.3 m)

Bedroom Three
8'10" x 7'6" (2.7m x 2.3m)

Bedroom Four
14'9" x 9'6" (4.5m x 2.9m)

Bathroom
6'6" x 5'6" (2m x 1.7m)

Garage
15'8" x 9'2" (4.8m x 2.8m)

