



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

Links View, Rochdale, OL11 4DD

£365,000

Stunning 4-Bed Detached Family Home with Spacious Garden

This beautifully presented 4-bedroom detached property offers a perfect blend of modern living and comfort. The open-plan kitchen/diner creates a fantastic space for family meals and entertaining, while the spacious lounge provides a cozy area for relaxation. A separate utility room adds practicality and the ground floor also features a convenient shower room. Upstairs, you'll find four generously sized bedrooms, the study that offers a quiet space for work or hobbies and a contemporary family bathroom with stylish fittings. The property also boasts a lovely rear garden, ideal for outdoor activities or enjoying a peaceful retreat. Additionally, there is off-road parking, ensuring convenience and ease. Located in a desirable area, this home is perfect for growing families. Viewing highly recommended!

Links View, Rochdale, OL11 4DD
£365,000

 4  2  2  C

- Detached
- Council Tax Band - D
- 2 Reception Rooms
- 4 Bedrooms
- EPC Rating - C
- South Facing Garden
- Off-Road Parking
- Tenure - Leasehold
- Log Burner

Reception Room One
14'9" x 11'1" (4.5m x 3.4m)

Kitchen
15'5" x 8'2" (4.7m x 2.5m)

Reception Room Two
14'5" x 8'6" (4.4m x 2.6m)

Utility
8'6" x 8'2" (2.6m x 2.5m)

Bedroom One
12'1" x 9'10" (3.7m x 3m)

Bedroom Two
11'1" x 9'10" (3.4m x 3m)

Bedroom Three
8'2" x 7'6" (2.5m x 2.3m)

Bedroom Four
11'5" x 8'6" (3.5m x 2.6m)

Bathroom
9'6" x 5'2" (2.9m x 1.6m)

Study
2.3m x 1.8m

Downstairs Shower Room
8'2" x 5'6" (2.5m x 1.7m)

