



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

Mayflower Gardens, Rochdale, OL12 9DF

£315,000

Beautifully Presented Detached 3-Bedroom Home with Driveway, Rear Garden & Playroom

This stunning detached 3-bedroom property is presented to a high standard throughout and offers a spacious, flexible living space ideal for modern family life. The property features a bright and airy lounge, a contemporary kitchen, and a dining area perfect for entertaining guests. Additionally, there is a part garage conversion that has been transformed into a versatile playroom, offering the perfect space for children or a home office.

Upstairs, you'll find three well-sized bedrooms, with the master bedroom offering plenty of storage & En-suite. Externally, the property benefits from a private driveway providing off-road parking, and a lovely rear garden, perfect for outdoor dining, relaxation, or family activities.

Ideally located close to local amenities, schools, and transport links, this property offers a wonderful combination of convenience and comfort. Viewing is highly recommended!

Mayflower Gardens, Rochdale, OL12 9DF
£315,000

3 3 2 B

- Detached
- Private Driveway
- Lovely Rear Garden
- Playroom
- Freehold
- EPC Rating B
- Council Tax Band D

Lounge
16'0" x 10'5" (4.9m x 3.2m)

Kitchen/Dining
7'6" x 18'8" (2.3m x 5.7m)

Playroom
10'2" x 8'6" (3.1m x 2.6m)

Garage
7'6" x 4'7" (2.3m x 1.4m)

Downstairs WC
3'3" x 4'11" (1m x 1.5m)

Master Bedroom
13'9" x 9'10" (4.2m x 3m)

Bedroom Two
11'1" x 8'6" (3.4m x 2.6m)

Bedroom Three
9'10" x 7'10" (3m x 2.4m)

Ensuite
6'10" x 4'7" (2.1m x 1.4m)

Bathroom
8'6" x 5'6" (2.6m x 1.7m)

