



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Fairview Close, Rochdale, OL12 7SR

### £325,000

Nestled on a generous plot, this well-loved three-bedroom detached bungalow offers versatile living space and a fantastic opportunity for those seeking single-level accommodation in a desirable location.

The property boasts two spacious reception rooms, a well-equipped kitchen, and a family bathroom, all arranged to offer comfort and practicality. Each of the three bedrooms provides ample space for relaxation or home working, while large windows throughout ensure a bright and airy feel.

Externally, the property truly impresses with a substantial rear garden—perfect for outdoor entertaining or gardening enthusiasts, a detached garage offers additional storage or workshop space and to the front, a private driveway offers off-road parking. Unique to the Street – This particular bungalow stands out as it is built two bricks longer and two bricks wider than all other bungalows on the close, offering a subtle yet valuable increase in internal space compared to neighbouring properties. This is a rare opportunity to acquire a spacious bungalow with fantastic potential, ideal for families, downsizers, or anyone looking for a peaceful lifestyle with excellent outdoor space.



Fairview Close, Rochdale, OL12 7SR  
£325,000



- Detached Bungalow
- Three Generously Sized Bedrooms
- EPC Rating - Pending
- Garden To Rear
- Two Versatile Reception Rooms
- Council Tax Band - E
- Garage & Private Driveway
- Tenure - Freehold

Reception Room One  
21'11" x 11'1" (6.7m x 3.4m )

Reception Room Two  
11'9" x 15'5" (3.6m x 4.7m )

Kitchen  
13'9" x 10'9" (4.2m x 3.3m )

Family Bathroom  
9'10" x 6'10" (3m x 2.1m )

Bedroom One  
11'5" x 9'6" (3.5m x 2.9m)

Bedroom Two  
13'1" x 9'10" (4m x 3m )

Bedroom Three  
9'2" x 8'6" (2.8m x 2.6m )

Garage  
16'8" x 9'10" (5.1m x 3m )

