



## Foot Wood Crescent, Rochdale, OL12 6PB

### £575,000

AN EXCEPTIONAL FAMILY HOME WITH BREATH-TAKING VIEWS

Offering an abundance of high quality indoor and outdoor space, immaculate presentation and modern fixtures and fittings, this exceptional five bedroom detached property is being proudly welcomed to the market in the desirable location of Rochdale on a sought after estate. With accommodation set over three floors, enviable garden space and panoramic woodland views, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale centre, Bury and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and spacious home! With five double bedrooms, three bathrooms, integral garage and ample off road parking, this property is the perfect home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room and houses staircases to the first floor and lower ground floor. The dining room provides access on to a contemporary fitted kitchen. Both the reception room and kitchen lead out to an enviable balcony overlooking the beautiful scenery. The lower ground floor guides you on to the fourth and fifth bedroom, utility room, study, contemporary shower room and integral garage. The first floor comprises of doors on to three double bedrooms and an enviable modern bathroom. The main bedroom benefits from an en suite shower room and walk in wardrobe. Externally there is an enclosed garden to the rear with laid to lawn, paving and stone chip areas, as well as an enviable balcony area. To the front there is a laid to lawn garden with paving and stone chip areas, ample off road parking and access on to the garage.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

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		
	74	81
<b>England &amp; Wales</b>	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.

# Foot Wood Crescent, Rochdale, OL12 6PB

## £575,000

 5  3  2  C

- Exquisite Detached Family Home
  - Modern Fixtures And Fittings
  - Off Road Parking
  - EPC Rating C
- Five Double Bedrooms
  - Accommodation Over Three Floors
  - Tenure Freehold
- Panoramic Woodland Views
  - Integral Garage
  - Council Tax Band F

### Ground Floor

#### Entrance

Composite double glazed frosted door to the hallway.

#### Hallway

19 x 8'10 (5.79m x 2.69m)

Two UPVC double glazed frosted window, central heating radiator, spotlights, smoke alarm, hardwood single glazed frosted double doors to the reception room, dining room and staircases down to the lower ground floor and up to the first floor.

#### Reception Room One

28'1 x 13'6 (8.56m x 4.11m)

UPVC double glazed window, two central heating radiators, electric burner effect fire with exposed brick hearth and surround, six feature wall lights, television point, integrated bar with spotlights, partial tiled elevations, partial tiled flooring, UPVC double glazed French doors to the rear balcony.

#### Dining Room

17'3 x 9'9 (5.26m x 2.97m)

Two central heating radiators, three feature wall lights, hardwood flooring, open to the kitchen, UPVC double glazed French doors to the Juliette balcony.

#### Kitchen

19'1 x 10'8 (5.82m x 3.25m)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, tiled surfaces and splash backs, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric double Belling oven with a four ring gas hob and extractor hood, space for American style fridge freezer, plumbing for dishwasher, under unit lighting, integrated breakfast bar, tiled flooring, UPVC double glazed French doors to the rear balcony.

### Lower Ground Floor

#### Landing

12'5 x 9'3 (3.78m x 2.82m)

Central heating radiator, spotlights, under stairs storage cupboard, doors to bedroom four, bedroom five, study, shower room, utility room and garage.

#### Bedroom Four

13 x 12 (3.96m x 3.66m)

UPVC double glazed window, central heating radiator, spotlights, hardwood flooring.

#### Bedroom Five

13'3 x 9 (4.04m x 2.74m)

UPVC double glazed frosted window, central heating radiator, spotlights, UPVC double glazed French doors to the rear.

#### Shower Room

9'6 x 6'6 (2.90m x 1.98m)

Heated towel rail, a three piece suite comprising of a direct feed walk in shower, wall mounted vanity top wash basin with a waterfall mixer tap and sensor lighting, dual flush WC, tiled elevations, inset shelving, spotlights, extractor fan, tiled flooring.

### Study

13 x 9'3 (3.96m x 2.82m)

Central heating radiator, spotlights.

### Utility Room

11'9 x 5'5 (3.58m x 1.65m)

UPVC double glazed window, central heating radiator, a range of wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with a high spout mixer tap, plumbing for a washing machine, space for a dryer, tiled elevations, wood effect laminate flooring, UPVC double glazed frosted door to the rear.

### Garage

19'6 x 9'10 (5.94m x 3.00m)

Power, lighting, Intergas boiler, integrated storage, tiled flooring, electric up and over garage doors.

### First Floor

#### Landing

9'10 x 5'2 (3.00m x 1.57m)

Loft access, smoke alarm, doors to bedrooms one, two and three and bathroom.

#### Bedroom One

15'6 x 12'7 (4.72m x 3.84m)

UPVC double glazed window, central heating radiator, spotlights, oak single glazed frosted doors to the walk in wardrobe and en suite.

#### Walk In Wardrobe

9'9 x 7'9 (2.97m x 2.36m)

Spotlights, integrated shelving.

#### En Suite

17'8 x 5'5 (5.38m x 1.65m)

UPVC double glazed window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with a waterfall mixer tap, direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, LED mirror, tiled flooring.

#### Bedroom Two

13'7 x 12'9 (4.14m x 3.89m)

UPVC double glazed window, central heating radiator, television point.

#### Bedroom Three

13'7 x 10'5 (4.14m x 3.18m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

#### Bathroom

13'2 x 7'8 (4.01m x 2.34m)

Two UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a freestanding bath with waterfall mixer tap and rinse head, vanity top wash basin with waterfall mixer tap, dual flush WC, direct feed rainfall double sided walk in shower, tiled elevations, spotlights, LED mirror, tiled flooring with spotlights.

### External

### Front

Laid to lawn garden with stone chipping and a block paved driveway with access to the garage.

### Rear

Decked balcony and an enclosed laid to lawn garden with stone chippings, paving, storage shed and woodland views.



Tel: 01706396140

www.keenans-estateagents.co.uk