



| 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>                            | 64      | 70        |
| (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.

## Oulder Mount, Oulder Hill, Rochdale, OL11 5LL

### Offers Over £350,000

A THREE BEDROOM SEMI-DETACHED HOME PLUS ATTIC CONVERSION, GARAGE AND GORGEOUS GARDEN

Situated in the highly sought-after area of Oulder Hill, Rochdale, this charming semi-detached house presents an exceptional opportunity for families seeking a spacious and inviting home. The property boasts three generously proportioned bedrooms and an attic conversion, ensuring ample space for a growing family. With two well-appointed bathrooms, including a convenient shower room, morning routines will be a breeze.

As you enter, you are welcomed by two delightful reception rooms, perfect for both relaxation and entertaining. The living room, in particular, offers a stunning view of the beautifully landscaped garden through a large window, creating a serene and uplifting atmosphere. The garden itself is a true highlight, wrapping around the front and side of the property, adorned with vibrant flowers that enhance the home's appeal.

In addition to the living space, the property features a detached garage, a generous outbuilding, and a laundry room, providing practical solutions for storage and utility needs. The layout is ideal for family life, with well-proportioned rooms that cater to both comfort and functionality.

Conveniently located, this home offers easy access to nearby schools and commuter routes, making it an excellent choice for those who value both tranquility and connectivity. This property is not just a house; it is a place where cherished memories can be made. Do not miss the chance to make this delightful home your own.

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# Oulder Mount, Oulder Hill, Rochdale, OL11 5LL

## Offers Over £350,000

 3  2  2  D

- Impressive Semi Detached Property
- Attic Conversion
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Stunning Landscaped Gardens
- Tenure Freehold
- Two Bathrooms
- Extensive Plot
- Council Tax Band D

### Ground Floor

#### Conservatory

11'6 x 8'1 (3.51m x 2.46m)

UPVC double glazed entrance doors, UPVC double glazed windows, sloped polycarbonate roof, two central heating radiators, door to kitchen and UPVC double glazed sliding door to garden.

#### Kitchen

15'0 x 9'0 (4.57m x 2.74m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, freestanding oven with four ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated fridge freezer, spotlights, tiled flooring and door to hall.

#### Hall

23'9 x 6'4 (7.24m x 1.93m )

Central heating radiator, coving, dado rail, doors leading to two reception room, under stairs storage, vestibule and stairs to first floor.

#### Reception Room One

16'1 x 13'2 (4.90m x 4.01m )

UPVC double glazed window, central heating radiator, cornice coving, picture rail, two feature wall lights and living flame gas fire.

#### Vestibule

7'4 x 4'7 (2.24m x 1.40m)

UPVC double glazed window, central heating radiator, coving and UPVC double glazed door to garden.

#### Reception Room Two

14'3 x 11'9 (4.34m x 3.58m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights and alcove storage.

### First Floor

#### Landing

Central heating radiator, picture rail, doors leading to three bedrooms, under stair storage, shower room and stairs to second floor.

#### Bedroom One

14'7 x 12'8 (4.45m x 3.86m)

Two UPVC double glazed windows, central heating radiator, picture rail and fitted wardrobes.

#### Bedroom Two

13'1 x 11'11 (3.99m x 3.63m)

Two UPVC double glazed windows, two central heating radiators and fitted wardrobes.

#### Bedroom Three

10'2 x 6'2 (3.10m x 1.88m)

UPVC double glazed window, central heating radiator and under stairs storage.

### Shower Room

11'7 x 8'8 (3.53m x 2.64m)

UPVC double glazed frosted window, two central heated towel rails, dual flush WC, two vanity top wash basins with mixer tap, corner direct feed shower, extractor fan, PVC panelling to ceiling, tiled elevations and tiled flooring.

### Second Floor

#### Landing

Velux window, under eave storage, doors leading to attic conversion and bathroom.

#### Attic Conversion

13'10 x 12'7 (4.22m x 3.84m)

UPVC double glazed window, Velux window, two central heating radiators, fitted wardrobes and desk.

#### Bathroom

7'7 x 5'3 (2.31m x 1.60m )

Velux window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, PVC panelling to ceiling, tiled elevations, LED illuminated mirror and tiled effect flooring.

#### External

Laid to lawn garden, bedding areas, mature shrubbery and timber shed.

#### Garage

17'11 x 9'10 (5.46m x 3.00m)

UPVC double glazed window, water, electric, remote up and over garage door and off road parking in front.



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