



| 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>                            |           | <b>74</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>45</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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Eton Close, Rochdale, OL11 4DT

### Offers Over £475,000

A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME IN A POPULAR LOCATION

Nestled in the highly sought-after area of Rochdale, Eton Close presents a substantial four-bedroom detached family home that is sure to impress. Set back from the road behind established trees and planting, the understated frontage gives way to a spacious and bright interior, with views over the rear garden and across the valley beyond.

Inside, the home offers versatile living solutions with four well-proportioned reception rooms, providing ample space for family gatherings, entertaining guests, or simply enjoying quiet evenings at home. The layout is designed to meet the needs of modern family life, ensuring comfort and convenience throughout. The accommodation also offers scope for buyers to put their own stamp on to this unique home, with potential for extension, subject to securing relevant planning permissions

The generous plot features beautifully maintained lawned gardens and vibrant bedding areas, creating a serene outdoor space perfect for relaxation or play. Whether you wish to host summer barbecues or enjoy a peaceful afternoon in the sun, this garden is a wonderful extension of the home.

With its prime location in Bamford, residents will benefit from a friendly community atmosphere, as well as easy access to local amenities, schools, and transport links. This property is an ideal choice for families seeking a spacious and inviting home in a desirable neighbourhood.

# Eton Close, Rochdale, OL11 4DT

## Offers Over £475,000

 4  1  4  E

- Impressive Detached Property
- Four Piece Bathroom Suite
- Off Road Parking and Carport
- EPC Rating E
- Extensive Plot
- Abundance of Living Space
- Tenure Freehold
- Four Generously Sized Bedrooms
- Stunning Gardens to Front and Rear
- Council Tax Band F

### Ground Floor

#### Entrance Porch

9'8 x 6'2 (2.95m x 1.88m )  
UPVC double glazed French front doors, UPVC double glazed windows, tiled flooring and door to hall.

#### Hall

Central heating radiator, wood effect flooring, doors leading to kitchen, three reception rooms, WC and stairs to first floor.

#### Kitchen

11'6 x 8'11 (3.51m x 2.72m)  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with five ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer, spotlights, tiled flooring, serving hatches to breakfast room, study/sitting room and door to side hall.

#### Side Hall

UPVC double glazed window, tiled flooring, door to utility and open to study/sitting room.

#### Utility

11'3 x 9'1 (3.43m x 2.77m)  
Two UPVC double glazed windows, plumbing for washing machine, space for dryer, wall mounted boiler, stainless steel sink and drainer with traditional taps and tiled flooring.

#### Breakfast Room

14'0 x 8'5 (4.27m x 2.57m )  
Two UPV double glazed windows, two central heating radiators, tiled flooring and UPVC double glazed door to rear.

#### Study / Sitting Room

12'5 x 10'9 (3.78m x 3.28m)  
UPVC double glazed window, central heating radiator, fitted cupboards, wood effect flooring and door to rear.

#### Lounge Reception

17'8 x 13'2 (5.38m x 4.01m )  
Two UPVC double glazed windows, two central heating radiators, electric fire, wood effect flooring and door to garden room.

#### Dining Room

18'6 x 9'9 (5.64m x 2.97m)  
UPVC double glazed window, central heating radiator, wood effect flooring and open arch to garden room.

#### Garden Room

10'3 x 7'3 (3.12m x 2.21m )  
UPVC double glazed window, two central heating radiators, wood effect flooring and UPVC double glazed sliding door to rear.

#### WC

5'10 x 3'4 (1.78m x 1.02m )  
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, tiled elevations and wood effect flooring.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, three storage cupboards, doors leading to four bedrooms and bathroom.

#### Bedroom One

12'4 x 10'10 (3.76m x 3.30m)  
UPVC double glazed window, central heating radiator, fitted wardrobes, built-in drawers and wood effect flooring.

#### Bedroom Two

12'0 x 10'10 (3.66m x 3.30m)  
Two UPVC double glazed windows, central heating radiator and fitted wardrobes and cupboards.

#### Bedroom Three

10'10 x 9'10 (3.30m x 3.00m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bedroom Four

9'10 x 8'6 (3.00m x 2.59m )  
UPVC double glazed window, central heating radiator, fitted wardrobes/cupboards and wood effect flooring.

#### Bathroom

9'0 x 7'2 (2.74m x 2.18m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel double bath with mixer tap, direct feed rainfall shower with rinse head, spotlights, partial tiled elevations, partial PVC panelled elevations and tiled flooring.

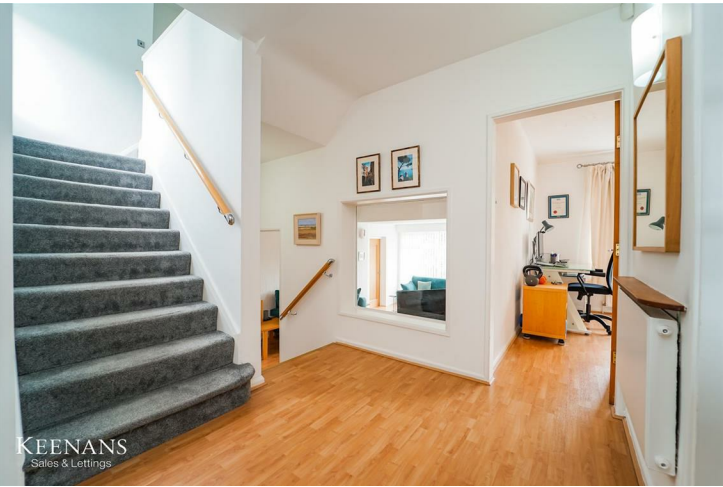
### External

#### Rear

Enclosed tiered garden with laid to lawn, paving, mature shrubbery and trees.

#### Front

Gated entrance with bedding areas, stone chippings, paving, mature shrubbery, trees, tarmac driveway and carport.



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