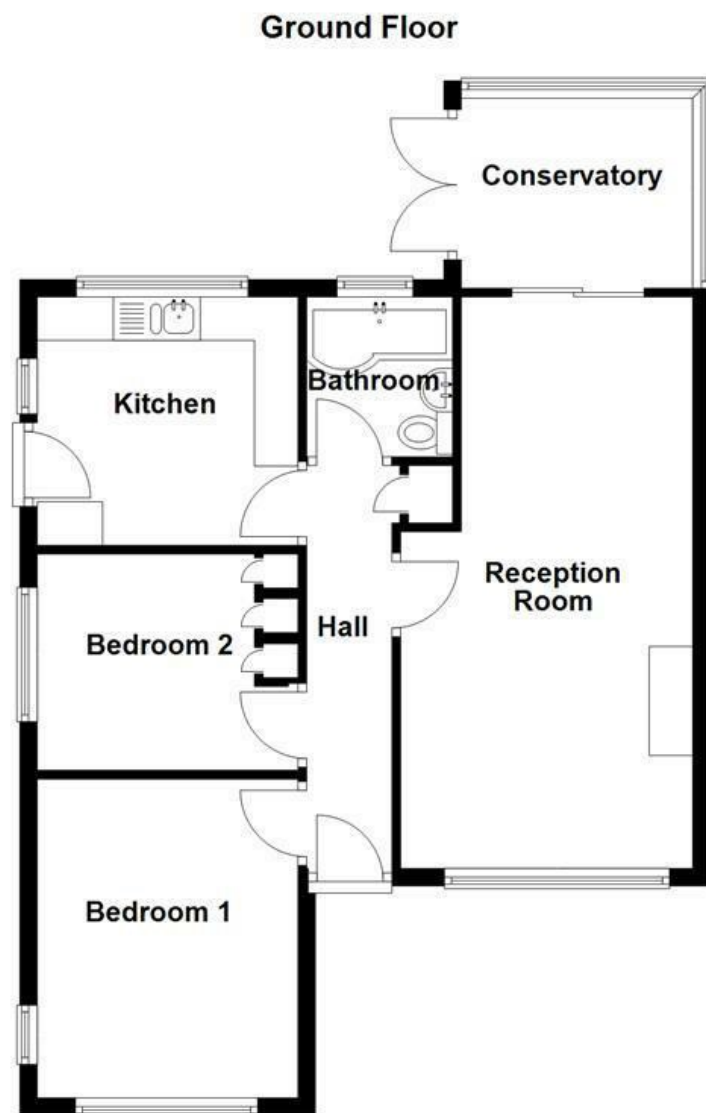




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Rooley Moor Road, Rochdale, OL12 7JG

Offers Over £250,000

DETACHED BUNGALOW ON ROOLEY MOOR ROAD

Nestled on Rooley Moor Road in the charming town of Rochdale, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The spacious reception room provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The bungalow also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is the garage, providing ample storage space or the potential for a workshop, making it a practical addition for those with hobbies or additional vehicles.

Set in a desirable location, this bungalow is conveniently situated near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. The surrounding area boasts beautiful scenery, perfect for leisurely walks and outdoor activities.

This charming bungalow on Rooley Moor Road presents an excellent opportunity for those looking to settle in a peaceful yet accessible part of Rochdale. With its appealing features and prime location, it is a property not to be missed.

Rooley Moor Road, Rochdale, OL12 7JG

Offers Over £250,000

 2  1  1  D

- Detached Bungalow
 - Contemporary Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Garden And Conservatory
 - Council Tax Band: C

Ground Floor

Hall

14'2 x 3'3 (4.32m x 0.99m)
UPVC double glazed frosted entrance door, central heating radiator, loft access and doors to reception room, kitchen, two bedrooms and bathroom.

Reception Room

20'9 x 11' (6.32m x 3.35m)
Two UPVC double glazed windows, two central heating radiators, living flame gas fire, marble effect hearth and surround and sliding door to conservatory.

Conservatory

8'9 x 7'2 (2.67m x 2.18m)
UPVC double glazed windows, tile effect flooring and UPVC double glazed French doors to rear.

Kitchen

9'10 x 9'4 (3.00m x 2.84m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, boiler, part tiled elevation, tile effect flooring and UPVC double glazed frosted door to rear.

Bedroom One

12' x 9'10 (3.66m x 3.00m)
Two UPVC double glazed windows and central heating radiator,

Bedroom Two

9'10 x 8'2 (3.00m x 2.49m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

6' x 5'6 (1.83m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and tile effect flooring.

External

Front

Laid to lawn garden, bedding areas and block paved driveway for off road parking.

Rear

Enclosed laid to lawn, bedding areas, garage access and storage shed.

