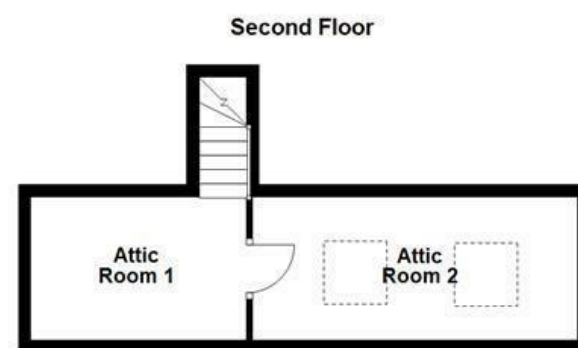
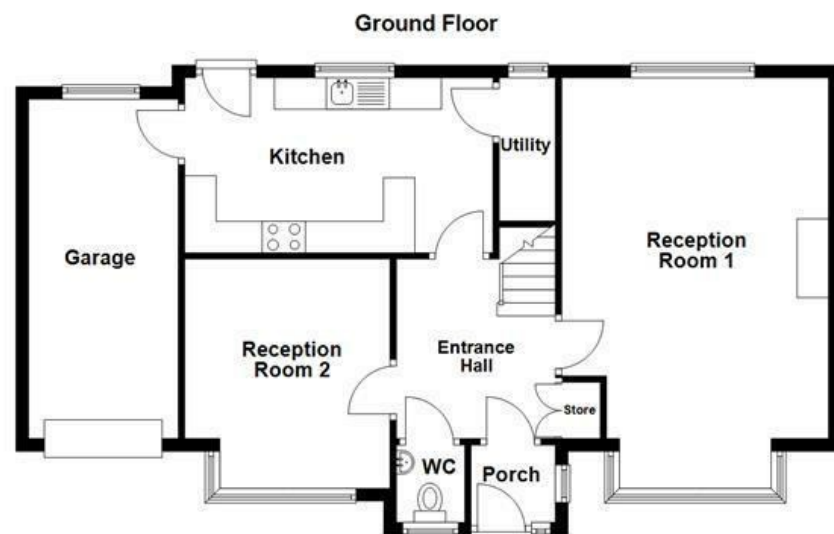




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Eton Close, Rochdale, OL11 4DT

£550,000

A GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the sought-after Eton Close, Rochdale, this stunning four-bedroom detached family home presents an exceptional opportunity for those seeking a spacious and comfortable living environment. The property is situated on a desirable road, surrounded by other prestigious detached homes, ensuring a pleasant and welcoming neighbourhood.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for both relaxation and entertaining. The layout is thoughtfully designed to cater to the needs of a growing family, with four generous bedrooms that offer a peaceful retreat at the end of the day. The two bathrooms ensure convenience for all family members, making morning routines a breeze.

The heart of the home is complemented by a generous rear garden, beautifully laid to lawn, perfect for children to play or for hosting summer gatherings with friends and family. The property also boasts a driveway that provides off-road parking for multiple vehicles, along with an integrated garage, adding to the practicality of this delightful residence.

This home is ideally located with excellent access to commuter routes, making it perfect for those who travel for work. Additionally, it is in close proximity to reputable schools, making it an ideal choice for families looking to settle in a nurturing environment.

Eton Close, Rochdale, OL11 4DT

£550,000

 4  2  2  D

- Outstanding Detached Property
- Two Bathrooms
- Ample Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Bursting with Character and Charm
- Tenure Freehold
- Two Versatile Attic Rooms
- Immaculate Gardens to Front and Rear
- Council Tax Band F

Ground Floor

Entrance Porch

4'5 x 4'0 (1.35m x 1.22m)

Composite double glazed front door, UPVC double glazed frosted window, tiled flooring and door to hall.

Hall

9'4 x 7'10 (2.84m x 2.39m)

Central heating radiator, coving, smoke detector, solid wood flooring, doors leading to WC, reception room one, reception room two, kitchen, store and stairs to first floor.

WC

4'6 x 3'7 (1.37m x 1.09m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, coving and solid wood flooring.

Reception Room One

16'11 x 13'11 (5.16m x 4.24m)

UPVC double glazed box bay window, UPVC double glazed window, two central heating radiators, coving, three feature wall lights, remote wall inset gas fire and television point.

Reception Room Two

11'11 x 10'9 (3.63m x 3.28m)

UPVC double glazed window, central heating radiator, coving and solid wood flooring.

Kitchen

15'4 x 9'1 (4.67m x 2.77m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, breakfast bar, integrated high rise double oven, four ring electric hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, integrated dishwasher, integrated fridge, coving, solid wood flooring, doors leading to under stairs utility, garage and hardwood single glazed door to rear.

Under Stairs Utility

7'4 x 3'5 (2.24m x 1.04m)

UPVC double glazed frosted window, plumbing for washing machine, space for dryer and solid wood flooring.

Garage

17'9 x 7'10 (5.41m x 2.39m)

UPVC double glazed window, wall mounted boiler, meters and up and over garage door.

First Floor

Landing

12'1 x 8'1 (3.68m x 2.46m)

UPVC double glazed window, doors leading to three bedrooms, open arch to further landing and open arch to stairs to second floor.

Bedroom Two

17'0 x 12'9 (5.18m x 3.89m)

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

Bedroom Three

11'2 x 8'11 (3.40m x 2.72m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

10'10 x 7'9 (3.30m x 2.36m)

UPVC double glazed window, central heating radiator and coving.

Further Landing

11'2 x 3'0 (3.40m x 0.91m)

Central heating radiator, doors leading to bedroom one and shower room.

Bedroom One

12'5 x 7'4 (3.78m x 2.24m)

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

En Suite

7'2 x 4'2 (2.18m x 1.27m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, tiled elevations and tiled flooring.

Shower Room

8'3 x 5'3 (2.51m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, tiled elevations and wood effect flooring.

Second Floor

Attic Room One

11'0 x 7'5 (3.35m x 2.26m)

Wood effect flooring and door to attic room two.

Attic Room Two

16'11 x 7'6 (5.16m x 2.29m)

Two Velux windows and wood effect flooring.

External

Rear

Laid to lawn garden with decking, bedding areas, crazy paving, greenhouse and timber shed.

Front

Laid to lawn garden, bedding areas and block paved driveway.



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