



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Fallowfield Drive, Rochdale, OL12 6NA

### £250,000

AN EXCEPTIONAL DETACHED TRUE BUNGALOW

Nestled on Fallowfield Drive in Rochdale, this exceptional two-bedroom detached true bungalow is a remarkable find. Updated and presented to the highest standard, the property boasts immaculate presentation, modern fixtures, and stylish interiors that create a welcoming atmosphere throughout.

The home features a fantastic detached garage and a double driveway, providing ample parking space. An added conservatory enhances the living area, allowing for a seamless connection with the beautiful wrap-around gardens, perfect for enjoying the outdoors. This property is ideal for small families or couples seeking a tranquil yet stylish living environment.

Conveniently located, the bungalow is close to bus routes, local schools, and various amenities, ensuring that daily necessities are within easy reach. Additionally, it offers excellent network links to Manchester, Rossendale, Middleton, and major motorways, making commuting a breeze.

Internally, the property flows with character and charm, showcasing stylish interiors that are ready for you to move straight into. Set on an impressive plot, this home truly stands out and is not to be missed. Whether you are looking for a peaceful retreat or a family-friendly abode, this bungalow offers the perfect blend of comfort and convenience.

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



# Fallowfield Drive, Rochdale, OL12 6NA

## £250,000

 2  1  1  C

- Exceptional Detached True Bungalow
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Two Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Three Piece Shower Room
- Immaculate Rear Garden
- Council Tax Band C

### Entrance Porch

5'0 x 2'11 (1.52m x 0.89m)

Composite double glazed frosted front door, UPVC double glazed window, PVC panelling, PVC to ceiling, spotlights, tiled flooring and door to hall.

UPVC double glazed frosted window, power, sensor lighting, UPVC double glazed door to rear and electric roller shutter garage door.

### Hall

11'6 x 9'10 (3.51m x 3.00m)

Central heating radiator, spotlights, smoke detector, loft access, picture rail, wood panel elevations, wood effect flooring, doors leading to reception room, kitchen, two bedrooms and shower room.

### Kitchen

9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed window, range of matte wall and base units with granite effect work surfaces, composite sink and drainer with high spout spring mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, PVC panelling to ceiling, Worcester boiler and wood effect lino flooring.

### Reception Room

16'1 x 10'7 (4.90m x 3.23m)

UPVC double glazed window, central heating radiator, ceiling fan, wood panelled elevations, television point, electric living flame fire, wood effect laminate flooring and UPVC double glazed sliding door to conservatory.

### Conservatory

14'3 x 7'2 (4.34m x 2.18m )

UPVC double glazed windows, air conditioning, spotlights, UPVC double glazed sliding door and UPVC double glazed door to rear.

### Bedroom One

10'7 x 10'1 (3.23m x 3.07m)

UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobe, television point and two feature wall lights.

### Bedroom Two

8'9 x 7'8 (2.67m x 2.34m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'2 x 5'7 (1.88m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed corner shower enclosed, PVC to ceiling, spotlights, extractor fan, PVC panelled elevations and tiled effect lino flooring.

### External

#### Rear

Enclosed garden with artificial lawn, bedding areas, block paving and access to garage.

#### Front

Garden with artificial lawn, bedding areas, wood chip areas, EV charging point, driveway and access to garage.

### Garage

17'8 x 8'10 (5.38m x 2.69m)



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