

Redfearn Wood, Rochdale OL12 7GA

Asking Price £299,950



ADAMSONS BARTON KENDAL are delighted to bring to the market this beautifully presented three-bedroom detached property, perfectly situated on the popular residential Caldershaw Estate, Redfearn Wood. The home boasts a generous driveway and a single detached garage, offering ample parking and storage.

VIEWING HIGHLY RECOMMENDED

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Upon entering, you are welcomed by an inviting entrance hall leading to a cosy lounge, ideal for family time, complete with a charming feature fireplace. The well-equipped kitchen provides space for appliances and useful understairs storage, opening into a stylish dining room where the current vendors have installed a modern built-in bench seating area – creating a warm and sociable space for mealtimes.

Upstairs, the property offers a family bathroom fitted with a bath and overhead shower, two spacious double bedrooms, and a further third bedroom – perfect as a nursery, child's room, or home office. The décor throughout is modern and tasteful, showcasing a home that has been thoughtfully maintained and well cared for. Externally, the low-maintenance rear garden features a patio area ideal for outdoor dining and sunbathing in the warmer months, as well as a sheltered seating area complete with fairy lights – offering a cosy and inviting atmosphere year-round.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 3.5 x 3.9 metres

Kitchen - 3.1 x 2.9 metres

Dining Room - 2.5 x 2.9 metres

First Floor

Landing

Master Bedroom - 3.2 x 3.8 metres

Bedroom 2 - 3.2 x 3.1 metres

Bedroom 3 - 2.4 x 2.6 metres

Bathroom - 2.0 x 2.1 metres

ADDITIONAL INFORMATION

Council Tax Band - C

Energy Performance Cert - C70

Tenure - Freehold







GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA - 812 sq.ft. (75.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B
			Energy efficient

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