



Dunlin Close, Rochdale, OL11 5PZ

£350,000

An extensive four bedroom detached family home which has been extended and reconfigured to now provide a large ground floor living area with three reception rooms. The first floor has four good sized bedrooms and a family bathroom. Outside the rear gardens provide good degrees of privacy and there is driveway parking to the front. The property is located on a small quiet cul de sac which provides great access to local amenities and schools.



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The location provides a good selection of local amenities including several independent shops, excellent schools, bars and restaurants located close to Rochdale, Bury, Rochdale Golf club, train station with easy access to both Leeds and Manchester as well as the M62 and M66 motorway network

ENTRANCE HALL

double glazed door into the porch, tiled flooring, stairs to the first floor landing, carpeted flooring

LOUNGE 22'4" x 12'3" max (6.83 x 3.74 max)

An open plan lounge /diner with a front facing Upvc double glazed window, Tv and electrical points, feature fire place, gas fire, Upvc patio doors leading to the rear garden, carpeted flooring

KITCHEN AREA 9'4" x 11'7" max (2.85 x 3.54 max)

A rear facing Upvc double glazed window, a good range of wall and base units with complementary work tops and tiled splash back, integral appliances, electric hob, extractor, inset sink, space for washing machine and fridge freezer, breakfast bar, a Upvc double glazed door leading to the rear garden, tiled floor to ceiling, vinyl flooring

SITTING ROOM 11'7" x 14'2" max (3.55 x 4.34 max)

double glazed window to the front, carpeted flooring, tv and electrical points, built in storage, a door leading to an office at the rear and double radiator.

OFFICE 7'4" x 7'4" max (2.24 x 2.25 max)

double glazed Upvc window, storage space, carpeted flooring and double radiator.

STORAGE 5'5" x 6'8" (1.66 x 2.05)

FIRST FLOOR LANDING

BEDROOM ONE 12'2" x 11'6" max (3.72 x 3.51 max)

Double glazed window, carpeted flooring

BEDROOM TWO 10'0" x 8'10" max (3.05 x 2.70 max)

Double glazed window, carpeted flooring

BEDROOM THREE 10'0" x 8'10" max (3.05 x 2.70 max)

Double glazed window, carpeted flooring

BEDROOM FOUR 8'4" x 7'3" max (2.55 x 2.22 max)

Double glazed window, carpeted flooring

BATHROOM

three piece suite consisting of panel bath with overhead shower, Wc, hand basin, tiled floor to ceiling, laminate wood flooring and double radiator.

REAR GARDENS

Patio, stone play area and a beautiful lawn garden with well stocked and well-maintained borders as well as access to a rear storage area in the rear of the converted garage.

PARKING

Driveway parking to the front aspect





