



FEATURES

- No Chain
- Link Detached Property
- Three Double Bedrooms
- Three Reception Rooms Inc Conservatory
- Front & Rear Gardens
- Driveway Parking
- Garage
- DG & GCH
- Further Development Potential
- Viewings Highly Recommended



Ground Floor

Floor area 89.7 sq.m. (965 sq.ft.) approx



First Floor

Floor area 26.3 sq.m. (283 sq.ft.) approx





*** NO CHAIN / LINK DETACHED PROPERTY / THREE DOUBLE BEDROOMS / THREE RECEPTION ROOMS INC CONSERVATORY / SUBSTANTIAL PLOT WITH LARGE REAR GARDEN / GARAGE & DRIVE / FURTHER DEVELOPMENT POTENTIAL / VIEWINGS HIGHLY RECOMMENDED ***

We are very pleased to offer for sale this spacious three double bedroom link detached property situated in a popular residential location offering good access to local amenities including shops, schools and public transport links (M62 Motorway Connection).

The property stands on a substantial plot which offers further development potential, benefiting from double glazing and gas central heating with the accommodation briefly comprising of entrance hall with staircase leading to the first floor, lounge, dining room, breakfast kitchen with internal access to the garage, conservatory with French doors leading out to the large private garden, ground floor double bedroom and three piece family bathroom, first floor landing with storage cupboard and two further double bedrooms with storage to the eaves.

Externally the property offers driveway parking leading to a single garage, lawned front garden with planting beds, paved pathway and side access to the large private rear garden. The rear garden has paved patio seating area, good size lawn, well planted borders, green house, wooden shed & fenced boundaries.

The property is spacious throughout and offers further development potential, internal viewings come highly recommended to fully appreciate the size, position and potential.



ENTRANCE HALL

6' 10" x 12' 1" (2.09m x 3.70m)

Side facing entrance door and frosted window, radiator, neutral decor, stairs leading to the first floor, wood effect laminate flooring.

DINING ROOM

10' 11" x 10' 6" (3.33m x 3.22m)

Rear facing double glazed window, radiator, neutral decor, dining area, archway through to the lounge.



LOUNGE

13' 7" x 12' 11" (4.15m x 3.94m)

Front facing double glazed window, radiator, neutral decor with feature decorated wall, fire place with gas fire.

BREAKFAST KITCHEN

10' 9" x 14' 7" (3.28m x 4.46m)

Rear facing double glazed window and door, conservatory access, radiator, fitted kitchen with a good selection of wall and base units, work surfaces, splash back tiling, sink & drainer, gas hob, extractor and oven, plumbed for automatic washing machine,





space for an under counter fridge freezer, wall mounted boiler, breakfast area and internal access to the garage.

CONSERVATORY

7' 5" x 12' 5" (2.27m x 3.79m)

Side facing French doors giving access to the private rear garden, UPVC double glazed construction, wall lights, seating area.

BEDROOM ONE

11' 6" x 12' 2" (3.51m x 3.72m)

Front facing double glazed window, radiator, neutral decor with feature decorated wall, fitted wardrobe, double room.

FAMILY BATHROOM

5' 5" x 8' 3" (1.66m x 2.54m)

Rear facing double glazed frosted window, heated towel rail, three piece suite in white comprising WC, pedestal sink and panel bath, shower & screen, expel air, tiled walls, wood effect laminate flooring.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM TWO

11' 5" x 10' 10" (3.49m x 3.31m)

Front facing double glazed window, radiator, double room, storage to eves.

BEDROOM THREE

9' 5" x 10' 11" (2.89m x 3.35m)

Rear facing double glazed window, radiator, double room, storage to eves.



GARAGE

17' 8" x 8' 7" (5.40m x 2.63m)

Front facing manual garage door, gas & electric meters, lights & power.

EXTERNAL

Externally the property offers driveway parking leading to a single garage, lawned front garden with planting beds, paved pathway and side access to the large private rear garden. The rear garden has paved patio seating area, good size lawn, well planted borders, green house, wooden shed & fenced boundaries.

REVILO INSIGHT

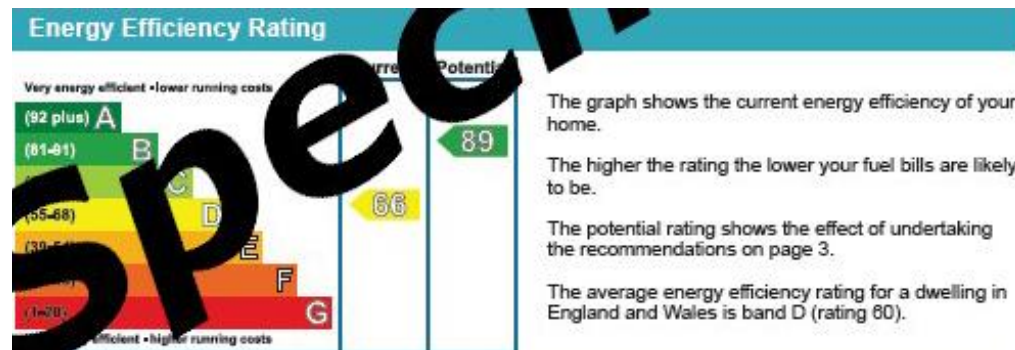
Tenure: Freehold

Title No: LA224160

Class Of Title: Absolute

Tax Band: C

Parking: Drive & Garage



Important Notice:

These particulars are a guide and for illustration purposes only. Floor plans, layouts and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred.

Dimensions should not be used for carpet sizes, appliance space or items of furniture. Kitchen, bathroom and storage layouts are shown for indicative purposes only – please refer to specifications of each property for full details.

Consequently, the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty.

For further information, to arrange a viewing or for mortgage and insurance advice you can contact Revilo Homes & Mortgages directly on 01706 509237. One of our team will be more than happy to help.



ReviloHomes & Mortgages FOR SALE



ReviloHomes
& Mortgages



www.revilohomes.co.uk 01706 509 237 info@revilohomes.co.uk Revilo House, Bridgefold Road, Rochdale, OL11 5BX