



**Glencairn**  
**160 Rochdale Road East**  
**Heywood**  
**OL10 1QU**

Impressive character residence incorporating many original features and offering exceptionally spacious and extensive family accommodation. The generous accommodation includes four bedrooms, three reception rooms and a basement running the length of the property. The property benefits from a private driveway leading to a double detached garage, gardens and open aspects to the rear over farmland.

Situated in a desirable position on Rochdale Road East, set back from the road and with open aspects to the rear. Convenient for primary and secondary schools and less than 10 miles to Manchester city centre. Ideal for country walks and a stones throw from the M62 Motorway Network.

Vestibule: tiled floor, ornate stained glass windows.

Hallway: Large hallway with feature staircase leading to the first floor, Parquet floor covering.



**£450,000**

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**House - semi-detached**

Lounge: with bay window, feature wooden panelling.

Family Room: Living flame gas fire within feature fireplace, bay window.

Dining Room Living flame gas fire with feature fireplace, laminate floor covering, square bay window.

Kitchen: Fitted wall and base units, single drainer sink unit, 4 ring gas hob with extractor fan over, built in eye level electric oven and grill, plumbing for dishwasher, plumbing for automatic washer, part tiled walls, tiled floor. Staircase leading to basement level and access to cellar and rear garden.

First Floor Landing: loft access.

Bedroom One: Double, situated to the front.

Bedroom Two: Double, situated to the rear, built in robes.

Bedroom Three: Double, situated to the rear.

Bedroom Four Single, situated to the rear.

Bathroom: bath, wash hand basin, corner shower cubicle, part tiled walls.

Separate W.C: double glazed window, part tiled walls.

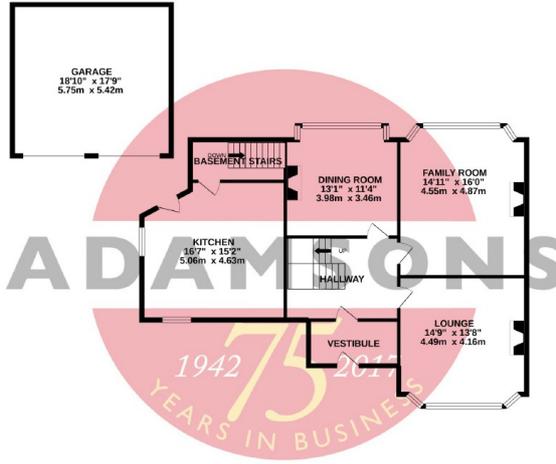
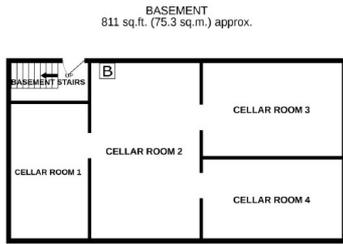
Cellar: extending under the full length of the property with separate rooms, central heating boiler and meters.

Outside: Gardens areas to the front and side with private driveway leading to a detached double garage. To the rear the property has a lawned and tree lined garden with a timber decked sun patio area. There are open aspects to the rear over farmland.

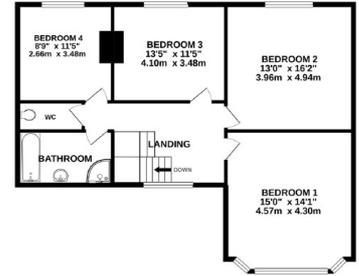
Services: All mains services connected. Gas fired central heating. Double glazed windows. Tenure: Freehold. Built 1906. Council Tax: Band 'F'. EPC Rating 'TBC'.



GROUND FLOOR  
1420 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 3175 sq.ft. (295.0 sq.m.) approx.

Whilst 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 error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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