



17 Bowlers Walk

Fieldhouse Park Rochdale OL12 6EN

ADAMSONS

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£440,000

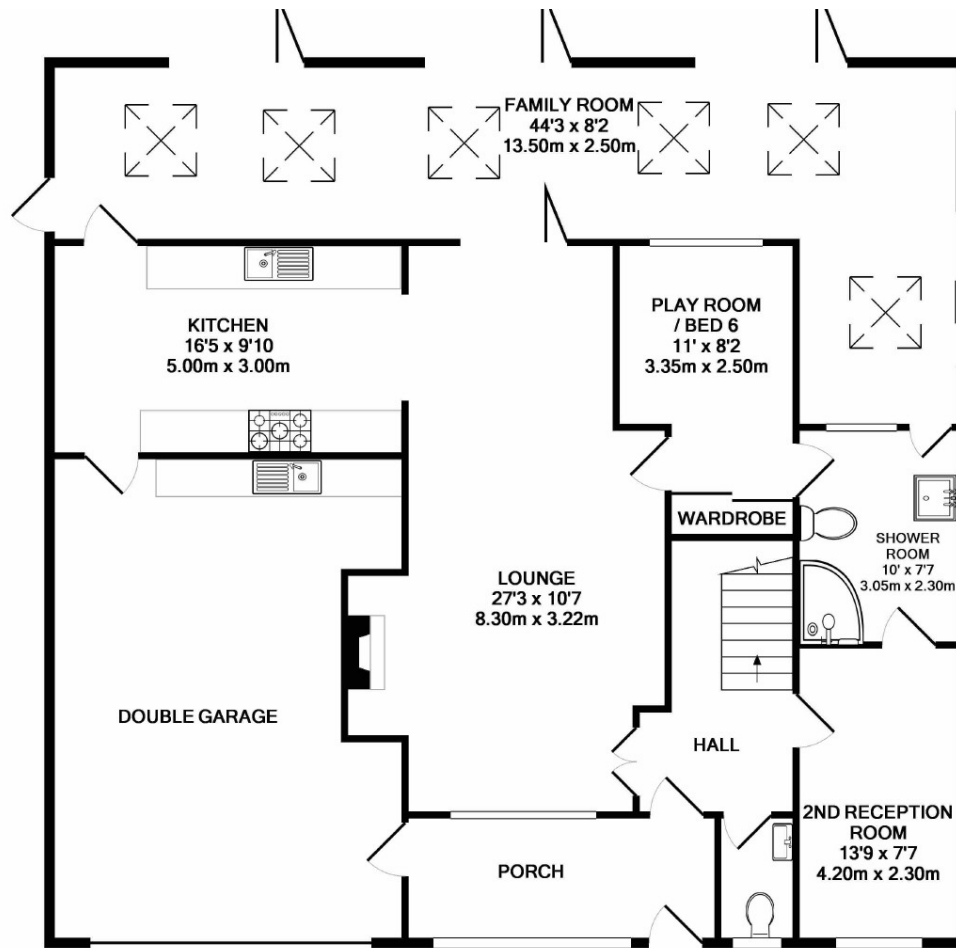
- Substantial detached
- 6 beds - potential 8 beds
- Spacious reception rooms
- Beautiful landscaped gardens
- Large plot; Ample parking
- Cul-de-sac close to schools etc

A substantial modern detached family home occupying a large corner plot on this popular development. A number of extensions have been added to provide exceptionally spacious and flexible accommodation ideal for a large or extended family with a possible 7 bedrooms or 8 if adapted. There is a block paved drive for ample parking, large garage and beautiful landscaped gardens with superb open views. Conveniently located within a very short walk of Whitworth Road for Tesco Express, bus stops etc and within easy reach of primary and secondary schools and open countryside.

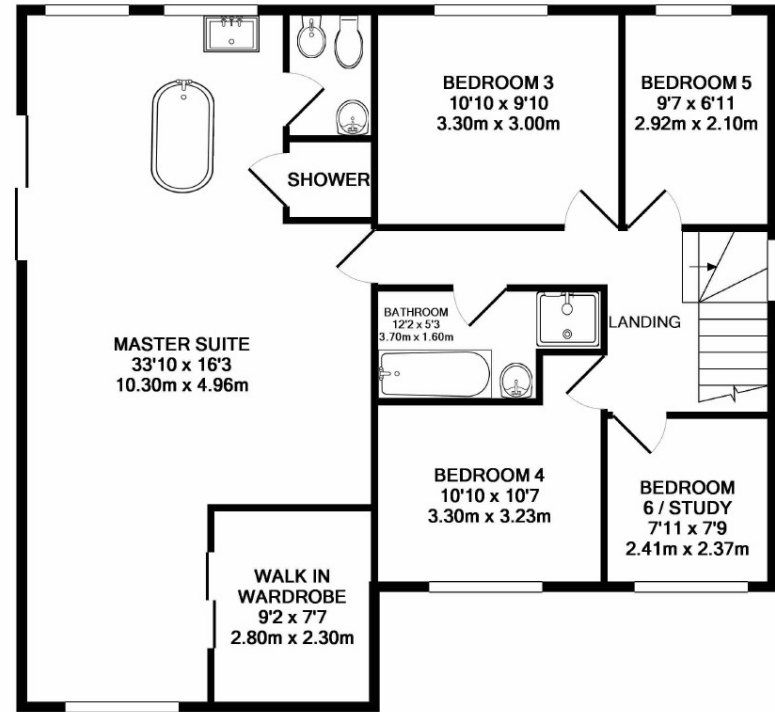
The accommodation briefly comprises, on the GROUND FLOOR: spacious PORCH with glass roof; HALL with CLOAKROOM comprising WC and washbasin with vanity unit; very good sized LOUNGE with wood burning stove set into Inglenook style alcove; opening to KITCHEN with modern fitted oak style units, granite worktops, range oven, dishwasher and plumbing for fridge-freezer; substantial FAMILY ROOM with superb views over the garden extending to over 13 meters and which could easily be split if desired. This has 6 skylights and virtually full-width folding glass doors to the rear enjoying the fabulous view over the garden. A UTILITY AREA to the rear of the garage is accessed from the kitchen. There are 2 further ground floor rooms which could be BEDROOMS 6 & 7 or a self-contained annexe as there is a modern SHOWER ROOM in between. TO THE FIRST FLOOR an exceptionally large MASTER SUITE, which has been designed to be easily split into 2 double bedrooms, has patio doors leading to the private landscaped decking area (with access to the main garden), EN SUITE facilities comprising shower, WC, bidet and washbasin plus a free-standing Spa bath within the main room and a DRESSING ROOM with plumbing in place for adaptation to en suite. There are a further 4 BEDROOMS (2 double and 2 single) and a modern family BATHROOM comprising bath, shower, WC and washbasin. The large INTEGRAL GARAGE with remote controlled roller shutter door provides ample storage in addition to parking plus UTILITY AREA. EXTERNALLY, there is ample parking available to the block-paved drive. The superb landscaped gardens have different areas including large patio with "natural" pond, lawn, enclosure ideal for dogs etc, decking areas and fabulous views to the elevated areas.

Freehold; Council Tax Band currently D; Gas central heating (2 boilers); uPVC double glazed; CCTV;





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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