



137 Rochdale Road East

Heywood Lancs OL10 1QU

ADAMSONS

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Heywood Lancs

£525,000

- IMPOSING DETACHED RESIDENCE
- 6 BEDROOMS
- 3 RECEPTION ROOMS
- CONSERVATORY

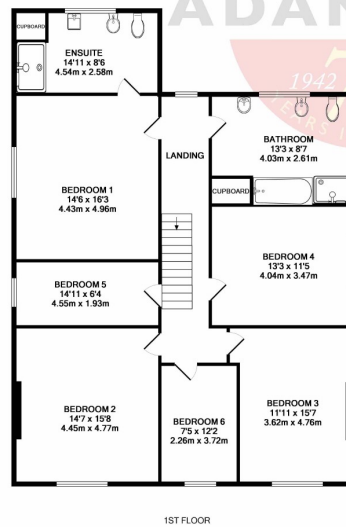
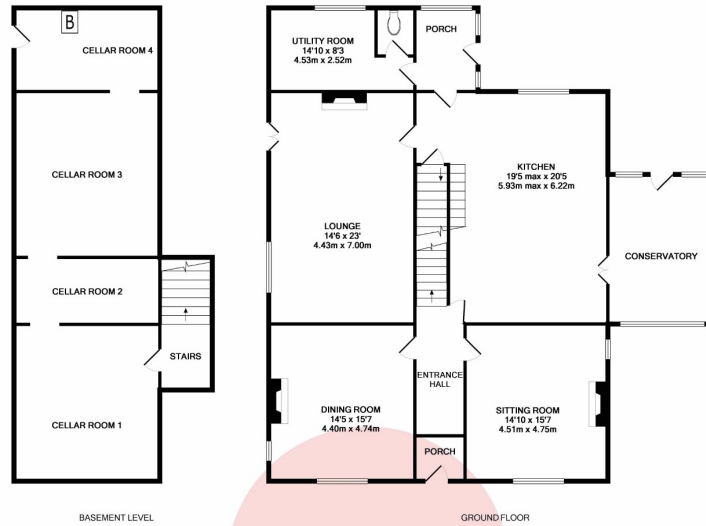
Exceptionally spacious and imposing detached residence situated in a desirable area and with many original character features fronting onto Rochdale Road East on a substantial plot. This 6 bedroomed property which has been tastefully decorated throughout and which offers large expansive accommodation, also has the benefit of 3 reception rooms, a conservatory and large cellar rooms which could be utilised. To the rear of the property, there is a private gated entrance for ample off road parking and builders workshop area with 3 garages. The property is ideally suited to a purchaser seeking a builders yard/workshop or facility to store equipment and/or work from home in a secure location.

The Accommodation Comprises Entrance Vestibule leading to the Entrance Hallway with staircase to the first floor. The Sitting room is situated to the front of the property with a feature fitted fireplace. The Dining Room which is bright and airy also to the front has a fitted feature fireplace. The Breakfast Kitchen which offers a breakfast bar and dining space offers fitted wall and base units, single drainer sink unit, integrated dishwasher and fridge/freezer, part tiled walls and tiled floor. Off the kitchen is the Conservatory which overlooks the side garden and patio area. There is also access off the kitchen to the large cellars. To the impressive Lounge to the side of the property with patio doors leading onto the patio also offers a traditional feature fireplace and surround. To the rear and giving access to the builders yard and garages to the rear is a rear porch with w.c off and Utility room offering a single drainer sink, fitted wall and base units and plumbing for automatic washer. To the first floor the large landing gives access to the Master Bedroom with large Ensuite shower room. There are 5 further bedrooms, the smallest currently being used as a study room along with the large Family Bathroom with 4 piece suite and separate shower cubicle.

Outside the property has gated entrances to both the front and rear. There are mature lawned and bordered gardens to the front and both sides of the property including patio areas and an ornamental pond.

We understand that the property is Freehold. There is gas central heating to the property and PVC double glazed windows. Council Tax Band 'D'. EPC RATING 'E'





While 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 misstatement. 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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