



**1 Westbrook Close
Rochdale
OL11 2XY**

Executive Detached house occupying a fantastic corner plot in a small cul-de-sac within the heart of Thornham, close to Castleton Centre. This exceptionally well presented property offers modern accommodation ideal for a young and indeed growing family with the benefit of a large open plan dining kitchen, lounge and study/5th bedroom at the ground floor, 3 bathrooms, an integral garage, driveway and beautifully manicured gardens. Situated with all local amenities close at hand and excellent local transport links

Hallway: staircase leading to the first floor, understairs storage cupboard.

Study/Playroom/potential 5th bedroom; with bay window to the front.

W.C/cloaks; with w.c and wash hand basin.

Lounge: with patio doors opening onto the rear patio area, feature fire surround with ornamental fire, Karndean floor covering.

Large Dining Kitchen: a comprehensive range of fitted wall and base units, single drainer sink unit, 4 ring gas hob with stainless steel splash back and extractor fan over, built in Bosch self clean combination oven with grill, Bosch self clean single oven with grill and Bosch warming drawer, integrated freezer, Karndean floor covering, patio doors to the rear garden.

Utility Room: single drainer sink unit, fitted base units, plumbing for automatic washer and dishwasher, Karndean floor covering, part tiled walls, personal door to garage.



£320,000

House - detached

First Floor Landing: storage cupboard, access to the loft space which is fully boarded with loft ladder and lighting.

Bedroom One: Double, situated to the rear, built in wardrobes.

En-suite; w.c, wash hand basin, shower cubicle, part tiled walls, Karndean floor covering.

Bedroom Two: Double, situated to the rear.

Bedroom Three: Double, situated to the front.

Bedroom Four: Double situated to the front, built in wardrobes.

Bathroom/w.c combined; 3 piece suite with shower over bath, part tiled walls, Karndean floor covering.

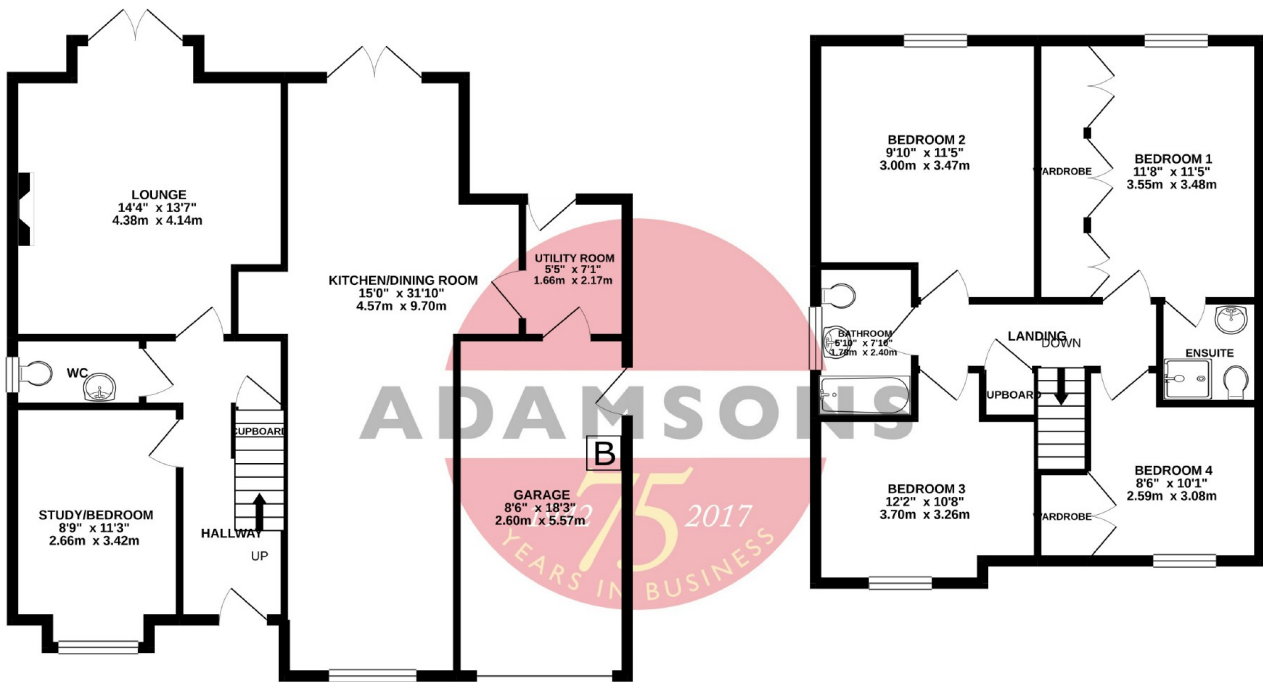
Outside: The property occupies a corner plot with a double driveway to the front providing off road car parking leading to a garage. There are beautifully manicured gardens to the front and rear of the property with lawned, bordered and patio areas. There is also a greenhouse and storage shed at the side of the house.

Services: All mains services connected. Gas fired central heating. Double glazed windows and doors. The property is Freehold. Council Tax: Band 'E'. EPC Rating 'D'.



GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.

1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.0 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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