



**6 Catches Close
Passmonds
Rochdale
OL11 5AJ**

Situated on a small cul-de-sac on this select development close to good amenities and backing onto a park with superb wooded aspect, a very well presented and spacious 4 bed detached house. The property has 2 reception rooms, conservatory, dining-kitchen, ground floor WC and integral garage plus 4 good bedrooms, en suite and family bathroom. The property has been generally well maintained and viewing is essential to fully appreciate the immediate location which is within a very short walk of bus stops on Edenfield Road and Cutgate Precinct, with Doctors' surgery, Co-Op store etc. The golf course is also close by and there is a gate at the back of the garden leading straight into the park.

The accommodation comprises:

HALL: decent sized hall with access to kitchen as well as lounge. Storage cupboard below the stairs.

CLOAKROOM with WC and washbasin in champagne.



£289,950

House - detached

LOUNGE: attractive modern limestone fireplace with living flame gas fire, oriel window to front and archway to dining room.

DINING ROOM: with sliding patio door and window to conservatory.

CONSERVATORY: brick built with uPVC double glazing enjoying a superb aspect over the garden and to wooded area of park. Ceiling fan with light.

DINING-KITCHEN: attractive fitted kitchen with space for dining table; integral gas hob, oven, extractor hood and fridge. Access to garage and door to outside.

BEDROOM 1: Spacious main bedroom with ample space for furniture. Oriel window to front.

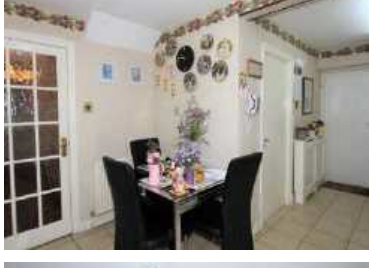
EN SUITE: Whisper pink suite comprising shower cubicle with plumbed-in shower, WC and washbasin.

BEDROOMS 2,3 & 4

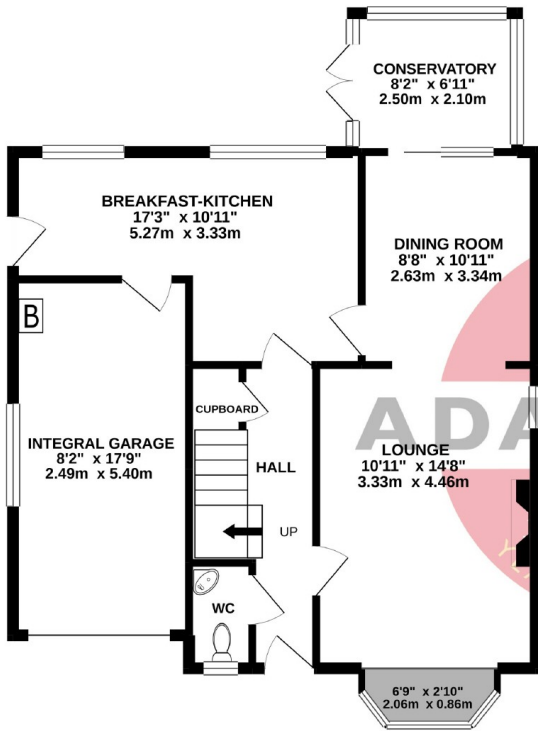
BATHROOM: Wild sage coloured suite comprising corner bath, WC and washbasin.

INTEGRAL GARAGE: a good sized single garage with uPVC double glazed window, central heating boiler, power and light. Access to house.

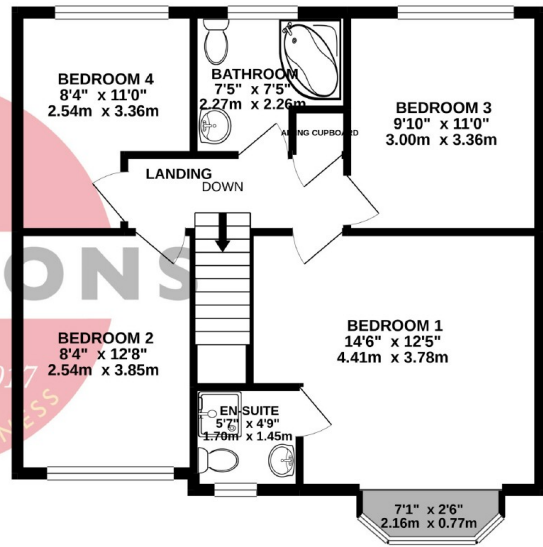
GARDENS: attractive gardens to front and rear with rear being mainly paved for easy maintenance and enjoying a superb southerly aspect to wooded area of park.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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