

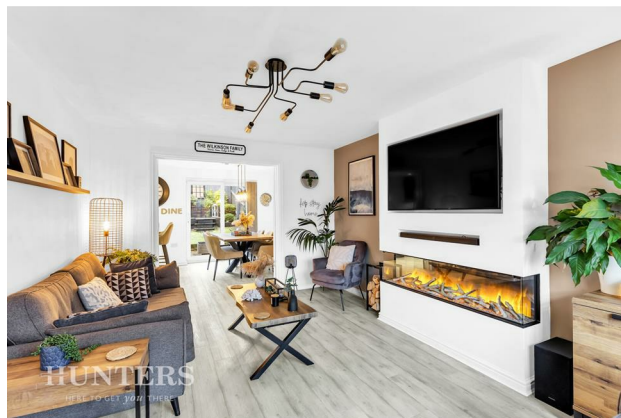
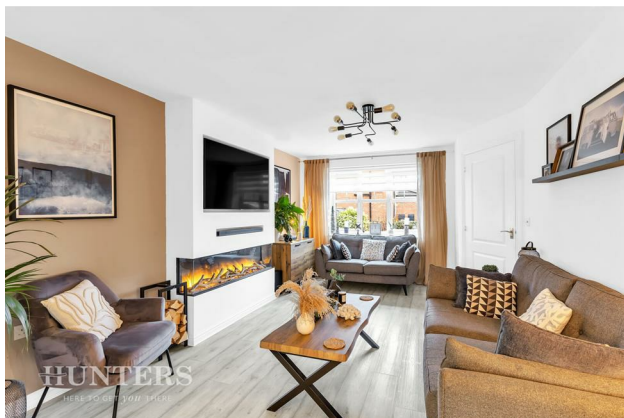
HUNTERS®

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18 Charnley Fold, Rochdale, OL12 9DX

Offers In Excess Of £370,000

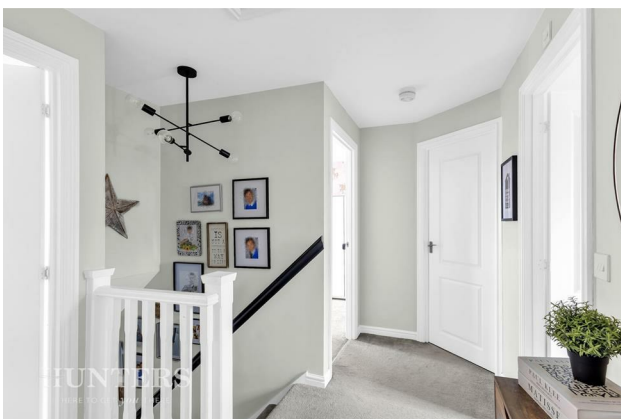
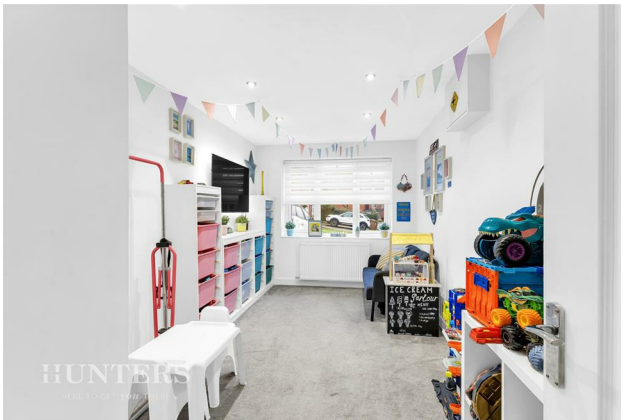
Property Images



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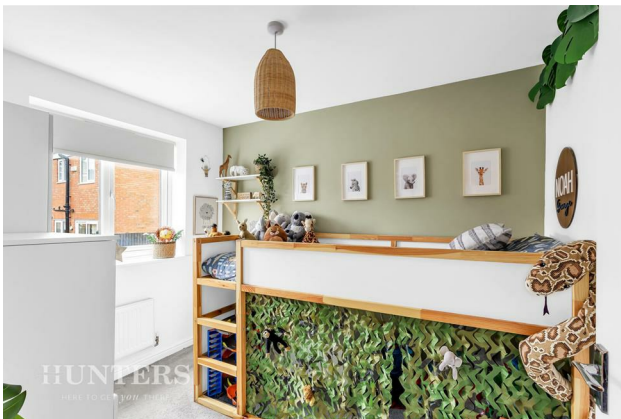
Property Images



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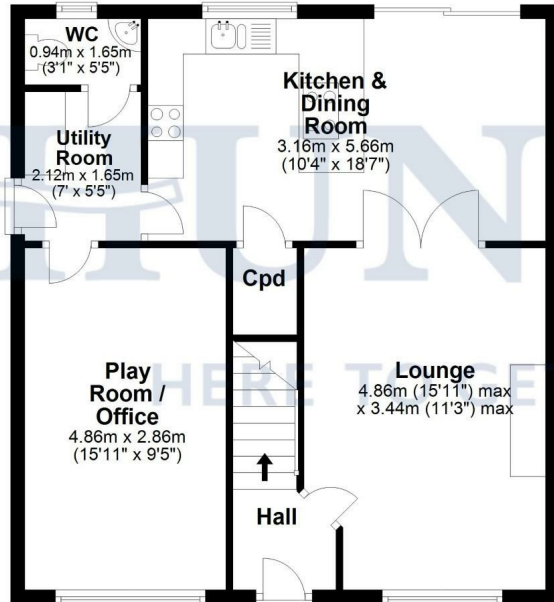
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Property Images



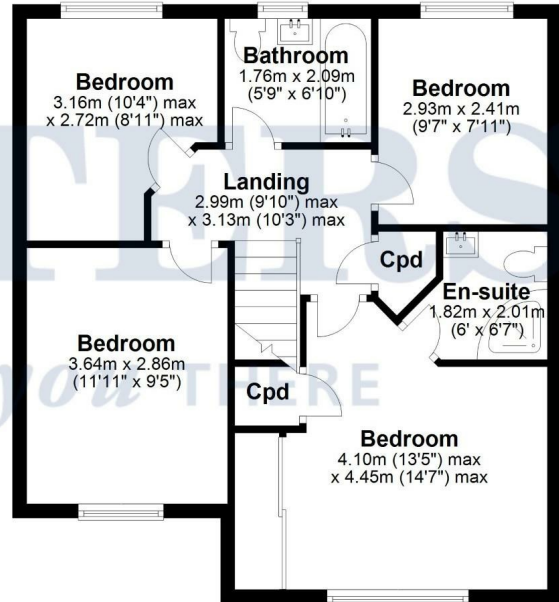
Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



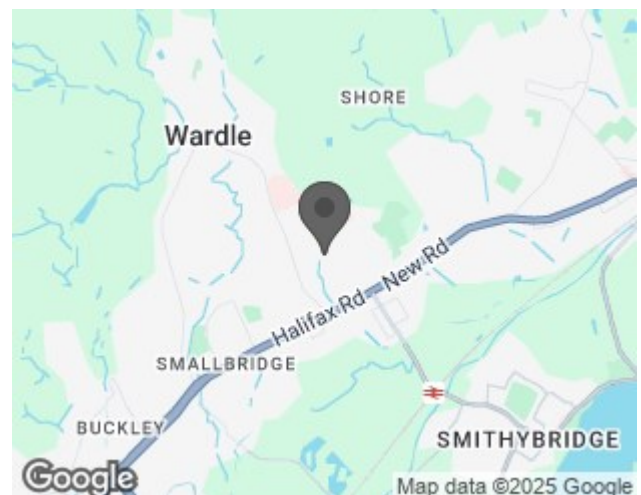
Total area: approx. 116.8 sq. metres (1257.1 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	77	81

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Freehold

Hunters are thrilled to be able to offer to the market this modern and beautifully presented detached family home is situated on a highly popular development, ideally located close to well-regarded primary and secondary schools, open countryside, and convenient public transport links. Tucked away on a quiet cul-de-sac, the property offers generous and versatile living accommodation throughout.

The ground floor comprises an entrance hall, a spacious lounge, and a second reception room—formerly the garage, now thoughtfully converted to create an additional sitting room or family room. A modern dining kitchen with a walk-in pantry provides an excellent space for entertaining, complemented by a separate utility room and a downstairs WC.

To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property boasts a well-landscaped rear garden, ideal for families or outdoor relaxation, and a double driveway to the front providing ample off-road parking.

Offered for sale with no onward chain, early viewings are highly recommended to fully appreciate the quality, space, and position of this superb family home.

Features

• DESIRABLE DETACHED FAMILY HOME • MODERN KITCHEN DINER PLUS UTILITY • TWO RECEPTION ROOMS • FOUR BEDROOMS • TWO BATHROOMS PLUS DOWNSTAIRS WC • DRIVEWAY FOR TWO CARS • EPC RATING C • FREEHOLD (WITH SERVICE CHARGE) • COUNCIL TAX BAND E