



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 49      | 61        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Furbarn Lane, Rochdale, OL11 5RA

### £775,000

OUTSTANDING DETACHED FAMILY HOME

Nestled on the charming Furbarn Lane in Rochdale, this exquisite detached house offers a perfect blend of comfort and luxury. With four generously sized bedrooms and three well-appointed bathrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertainment. The well-equipped kitchen is a delight for any home cook, while the convenient downstairs WC and a bedroom cater to guests or family members who prefer easy access.

One of the standout features of this home is the stunning indoor pool, complete with a sauna room and a shower room, creating a private oasis for leisure and wellness. The naturally lit conservatory seamlessly connects to the rear yard, offering a tranquil space to enjoy the outdoors.

Upstairs, you will find three well-proportioned bedrooms, including a master suite that boasts an ensuite bathroom, which can also be accessed from the landing. The master bedroom further impresses with its own balcony, providing picturesque views of the rear garden—a perfect spot for morning coffee or evening relaxation.



Furbarn Lane, Rochdale, OL11 5RA

£775,000

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3

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E

- Outstanding Detached Property

■ Stunning Newly Fitted Wren Kitchen

■ Ample Off Road Parking and Garage

■ EPC Rating E

■ Extensive Plot

■ Impressive Pool Room

■ Tenure Freehold

■ Three/Four Bedrooms

■ Stunning Gardens to Front and Rear

■ Council Tax Band G

Ground Floor

Entrance Porch

12'8 x 9'11 (3.86m x 3.02m)

UPVC double glazed double front entrance doors, four UPVC double glazed windows, tiled flooring, part exposed stone elevation and double doors to hall.

Hall

7'2 x 5'6 (2.18m x 1.68m )

Opening to hall.

Hall

12'8 x 7'1 (3.86m x 2.16m)

Three central heating radiators, coving, doors leading to reception room two, kitchen, inner hall, cloakroom and stairs to first floor.

Cloakroom

8'0 x 2'10 (2.44m x 0.86m)

UPVC double glazed window and central heating radiator.

Inner Hall

Doors leading to shower room, kitchen and open to reception room three.

Shower Room

8'5 x 6'4 (2.57m x 1.93m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, PVC panelling to ceiling, spotlights, extractor fan, partially tiled elevations and tiled flooring.

Reception Room Three

16'5 x 15'7 (5.00m x 4.75m )

Central heating radiator, tiled flooring, doors leading to kitchen, bedroom/reception room four, pool room and UPVC double glazed French doors to rear.

Reception Room Four/Bedroom

14'10 x 11'9 (4.52m x 3.58m)

UPVC double glazed window and central heating radiator.

Pool Room

30'11 x 17'8 (9.42m x 5.38m )

Four UPVC double glazed frosted windows, doors to sauna, boiler room, shower room and two UPVC double glazed French doors to rear.

Boiler Room

5'3 x 5'3 (1.60m x 1.60m )

Sauna

6'7 x 5'3 (2.01m x 1.60m)

Shower Room

5'2 x 5'2 (1.57m x 1.57m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, PVC panelled elevations and ceiling and tiled flooring.

Kitchen

20'8 x 10'10 (6.30m x 3.30m)

UPVC double glazed window, central heating radiator, Wren fitted kitchen comprising; range of panelled wall and base units with quartz work surfaces, inset sink with mixer tap and integrated draining ridges, integrated Zanussi oven with five ring induction hob and extractor hood, integrated dishwasher, integrated fridge freezer, larder, integrated wine fridge, integrated bin store, wood effect flooring and door to utility.

Utility

6'2 x 4'2 (1.88m x 1.27m )

UPVC double glazed window, plumbing for washing machine, space for dryer, wood effect flooring and UPVC double glazed frosted door to rear.

Reception Room Two

12'7 x 10'9 (3.84m x 3.28m)

UPVC double glazed window, central heating radiator, coving and open to reception room one.

Reception Room One

24'0 x 12'11 (7.32m x 3.94m)

UPVC double glazed window, central heating radiator, electric fire, coving, television point and UPVC double glazed French doors to conservatory.

Conservatory

14'3 x 10'7 (4.34m x 3.23m )

UPVC double glazed windows, pitched double glazed roof and two UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, smoke detector, loft access, central heating radiator, doors leading to three bedrooms and Jack & Jill bathroom.

Bedroom One

25'8 x 11'10 (7.82m x 3.61m)

UPVC double glazed window, two central heating radiators, door to Jack & Jill en suite and UPVC double glazed French doors to balcony.

Jack & Jill En Suite

18'2 x 8'1 (5.54m x 2.46m)

Two UPVC double glazed frosted windows, central heated towel rail, central heating radiator, low basin WC, vanity top wash basin with mixer tap, bidet, corner bath with jets, corner direct feed shower enclosed, spotlights, partially tiled elevations and vinyl flooring.

Bedroom Two

11'8 x 11'2 (3.56m x 3.40m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

UPVC double glazed window and central heating radiator.

External

Rear

Wraparound laid to lawn garden with block paved patio, bedding areas and composite shed.

Front

Laid to lawn garden, block paving, water feature, gated driveway and access to garage.

Garage

18'1 x 17'3 (5.51m x 5.26m)



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