Keenans









Bethany Lane, Newhey, OL16 3RQ

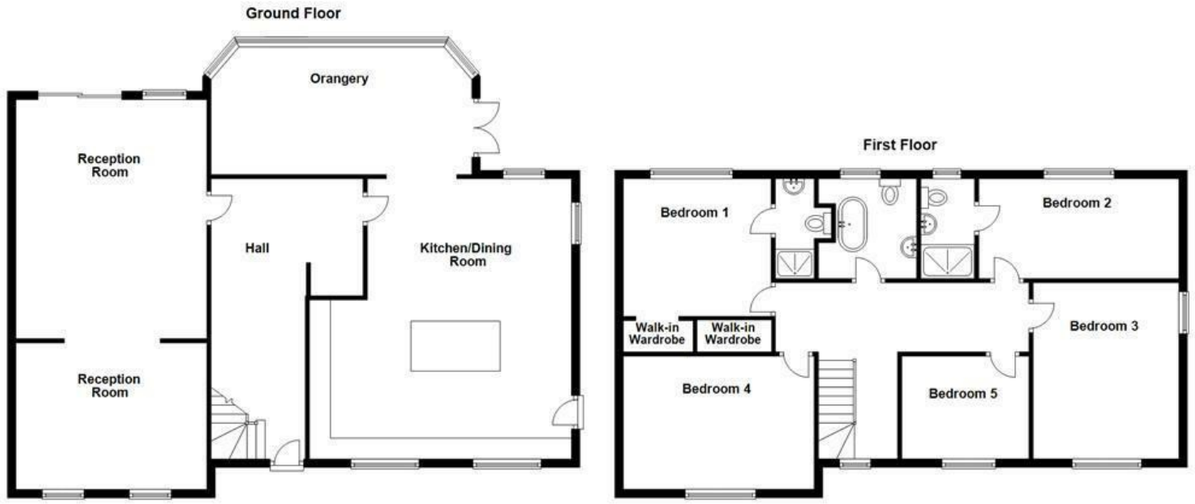
Offers Over £575,000

AN EXQUISITE FAMILY HOME

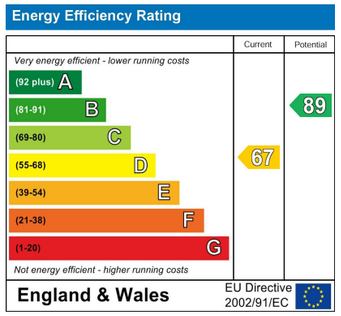
Having been updated and presented to the highest standard throughout with an immaculate finish, this impressive five bedroom semi detached cottage property is being proudly welcomed to the market in the picturesque and idyllic location of Newhey. With breath-taking views, stunning gardens and an abundance of indoor and outdoor space, this exquisite property is the perfect home for any growing family looking for a luxurious and private home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Bury, Manchester and major motorway links. A credit to the current owners who have completely transformed the property into the most desirable home, this property is bursting with character and charm whilst creating a contemporary and stylish space.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, impressive country-style kitchen diner and staircase to the first floor. The reception room boasts impressive cast iron burner and leads openly on to a second living area/play room. The kitchen leads openly on to a beautiful orangery over looking the impressive views. The first floor comprises of doors on to five generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room and walk in wardrobe. The second bedroom leads on to an en suite shower room. Externally there are stunning wrap around gardens with laid to lawn, patio and bedding areas and ample off road parking.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience.



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Offers Over £575,000

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- Freehold Property
- Ample Off Road Parking
- Quality Fixtures
- Council Tax Band F
- Abundance Of Space
- Desirable Location
- EPC Rating D
- Five Bedrooms
- Three Bathrooms

Ground Floor

Hall
20'4 x 11'11 (6.20m x 3.63m)

Two UPVC double glazed windows, central heating radiator, spotlights, exposed beams, integrated shelving, smoke alarm, tiled floor, oak doors to reception room, kitchen/dining room, oak staircase to the first floor ;landing.

Reception Room One
18'8 x 14'10 (5.69m x 4.52m)

UPVC double glazed window, central heating radiator, mulifuel burner with stone hearth and surround, exposed beams, television point, wood effect laminate floor, open to reception room/play room, UPVC double glazed sliding door to rear.

Reception Room Two / Playroom
14'8 x 11'6 (4.47m x 3.51m)

Two UPVC double glazed windows, central heating radiator, spotlights, television point, wood effect laminate floor.

Kitchen / Dining Room
20'5 x 20'1 (6.22m x 6.12m)

Four UPVC double glazed windows, central heating radiator, range of white wall and base units, granite effect surfaces, Belfast double sink with mixer tap, integrated electric oven, integrated XL oven, integrated induction hob, extractor hood, integrated extractor hood, indoor BBQ, integrated dishwasher, space for dryer, plumbing for washing machine, space for American fridge/freezer, exposed beams, integrated island with stainless steel sink and mixer tap, spotlights, integrated breakfast bar, tiled floor, open to orangery.

Orangery
10'8 x 20'6 (3.25m x 6.25m)

UPVC double glazed window, two central heating radiators, stone tile floor, UPVC double glazed patio doors to rear.

First Floor

Landing
23'11 x 11'6 (7.29m x 3.51m)

UPVC double glazed window, central heating radiator,, spotlights, exposed beams, smoke alarm, loft access, oak doors to five bedrooms and bathroom.

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

UPVC double glazed window, central heating radiator, television point, ceiling ran, open to two walk-in-wardrobes, oak door to en suite.

Walk-In-Wardrobe
6'2 x 3'6 (1.88m x 1.07m)

Spot;lights, integrated shelving.

Walk In Wardrobe
6'2 x 3'6 (1.88m x 1.07m)

Spotlights, integrated shelving.

Ensuite
8'1 x 4'8 (2.46m x 1.42m)

Electric feed enclosed shower, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, tiled floor.

Bedroom Two
15'7 x 8'0 (4.75m x 2.44m)

Two UPVC double glazed windows, central heating radiator, spotlights, television point, oak door to en suite.

Ensuite
8'1 x 4'5 (2.46m x 1.35m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin mixer tap, direct feed enclosed shower, panel elevations, spotlights, wood effect floor.

Bedroom Three
11'6 x 8'10 (3.51m x 2.69m)

Two UPVC double glazed windows, central heating radiator, spotlights, tiled floor,

Bedroom Four
14'8 x 8'9 (4.47m x 2.67m)

UPVC double glazed window, central heating radiator, spotlights.

Bedroom Five
11'10 x 7'5 (3.61m x 2.26m)

UPVC double glazed window, central heating radiator, spotlights.

Bathroom
7'4 x 8'4 (2.24m x 2.54m)

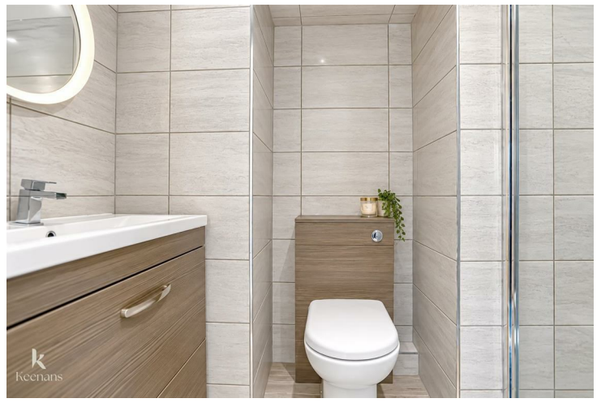
UPVC double glazed window, central heating towel rail, low basin WC, roll top claw foot bath with mixer tap, pedestal wash basin with traditional taps, panel elevations, wood effect tile floor.

Externally

Wrap around garden, laid to lawn, patio bedding, off road parking.







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