



**Belfield Mill Lane
Rochdale OL16 2UB
OFFERS INVITED IN EXCESS OF £395,000**

Adamsons Barton Kendal are delighted to present this exceptionally spacious four-bedroom detached family home, accessed via a private shared driveway in the highly sought-after area of Belfield.

The property is ideally positioned close to a range of local amenities and is within a short distance of Rochdale town centre, the leisure centre, and the popular Riverside Shopping Centre, as well as being conveniently located for well-regarded local schools.

The ground floor accommodation briefly comprises a large lounge featuring a charming brick fireplace and an archway leading through to a dining area, with doors opening out onto the rear garden. There is a fitted kitchen with ample space for dining and internal access to an exceptionally large garage, capable of accommodating up to four vehicles. This versatile space is currently used for storage and as a home gym but offers excellent potential for conversion into additional living accommodation, subject to the necessary permissions.

To the first floor, the property offers a very large bedroom which could easily be split into two rooms or adapted to include an en suite. There are two further generously sized double bedrooms, along with an impressive master suite complete with a spacious en suite bathroom featuring a walk-in Jacuzzi-style shower and sauna.

The main family bathroom is well-proportioned and fitted with a five-piece suite, including a corner bath, separate shower, wash basin, WC, and bidet.

Externally, the property occupies a substantial plot with three separate lawned garden areas, a patio to the rear, and extensive off-road parking.

While the property would benefit from a degree of modernisation, it offers fantastic potential and would make a superb long-term family home.

Early viewing is highly recommended.

67 Belfield Mill Lane, Rochdale OL16 2UB



67 Belfield Mill Lane, Rochdale OL16 2UB



67 Belfield Mill Lane, Rochdale OL16 2UB



67 Belfield Mill Lane, Rochdale OL16 2UB



67 Belfield Mill Lane, Rochdale OL16 2UB



w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification