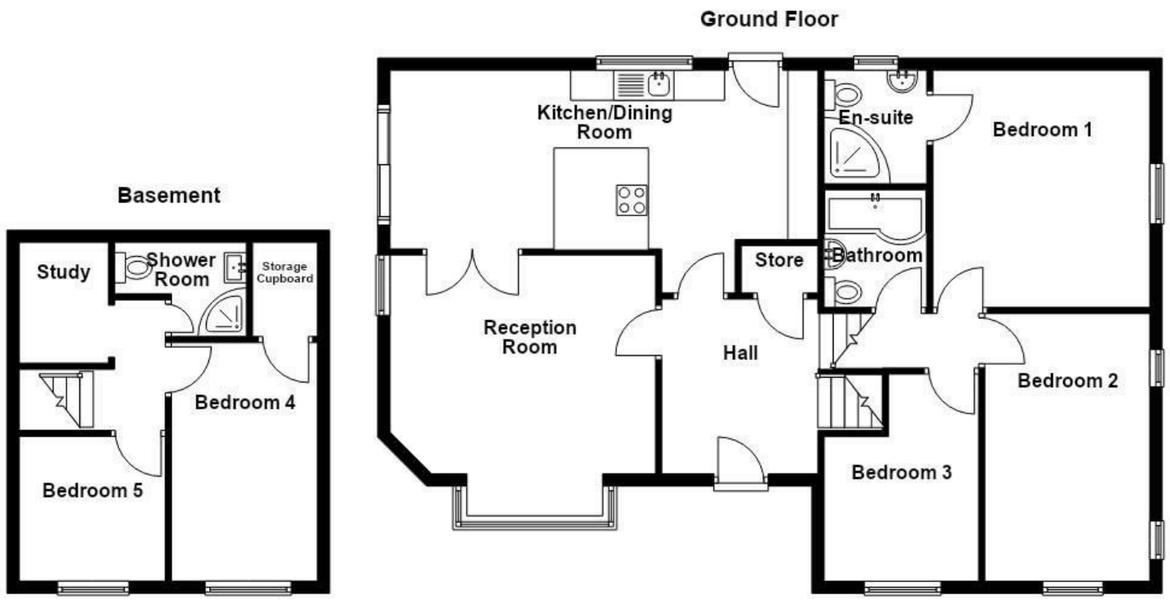
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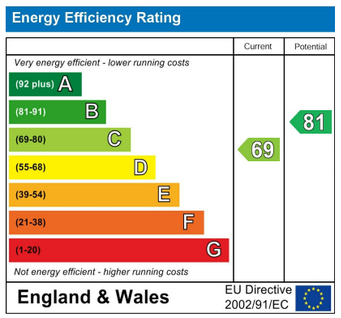












Moor Hill, Rochdale, OL11 5YB

£500,000

AN EXQUISITE FIVE BEDROOM DETACHED FAMILY HOME NOT TO BE MISSED!

Situated in the sought-after Moor Hill area of Rochdale, this beautifully renovated five-bedroom detached family home offers an impressive combination of space, style and modern comfort. Built in 1997 and extending to approximately 1,238 sq ft, the property has been thoughtfully updated throughout and is ready to move straight into.
The versatile layout includes three generous reception rooms, providing plenty of space for relaxing, entertaining and spending time together, with flexibility for a home office or playroom. At the heart of the home is a contemporary kitchen diner, complete with integrated appliances, creating a welcoming setting for everyday meals and social gatherings.
Five well-proportioned bedrooms provide ample accommodation for a growing family or visiting guests, while two thoughtfully designed bathrooms cater to the demands of a busy household. Modern finishes throughout create a stylish and comfortable feel.
Outside, a double driveway provides convenient off-road parking. Set within a peaceful, family-friendly location close to local amenities, the property combines a desirable setting with everyday practicality.
With its spacious accommodation, flexible living areas and beautifully presented interiors, this impressive detached home is ideally suited to family life. Viewing is highly recommended to appreciate everything it has to offer.

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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Moor Hill, Rochdale, OL11 5YB

£500,000

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- Council Tax Band E
- Double Driveway For Convenient Off Road Parking
- Desirable Location In Rochdale
- Fully Renovated To A High Standard
- Tenure Leasehold
- Five Generously Sized Bedrooms
- Impressive Detached Property
- EPC Rating C
- Three Reception Rooms
- Modern Kitchen Diner With Fitted Appliances

Ground Floor

Entrance

Composite double glazed frosted door to the hall.

Hall

16'4 x 8'6 (4.98m x 2.59m)

Two UPVC double glazed frosted windows. electric heater, coving, smoke alarm, loft access, storage cupboard, partial tiled flooring, solid oak doors to the reception room, kitchen diner, half staircase to three bedrooms and bathroom and a staircase to the lower ground floor.

Reception Room

15'8 x 14'5 (4.78m x 4.39m)

UPVC double glazed box window, UPVC double glazed full length window, central heating radiator, coving, electric living flame fire, television point, solid oak single glazed double doors to the kitchen diner.

Kitchen Diner

23'5 x 12'1 (7.14m x 3.68m)

UPVC double glazed window, upright central heating radiator, a range of matte charcoal grey wall and base units, granite effect surface, tiled splash backs, composite sink and drainer with mixer tap, integrated electric Bosch high rise oven and combination microwave, integrated Bosch four ring induction hob, integrated fridge and freezer, integrated washing machine and wine cooler, wood panelled elevations and integrated seating, integrated breakfast bar, spotlights, pendant lighting, integrated sound system, herringbone effect vinyl flooring, UPVC double glazed French doors and a UPVC double glazed door to the rear.

Bedroom One

12'11 x 11'10 (3.94m x 3.61m)

UPVC double glazed window, central heating radiator, wood panelled elevations, door to the en suite.

En Suite

6 x 5'7 (1.83m x 1.70m)

UPVC double glazed frosted window, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall corner shower enclosure with rinse head, wood panelled elevations, tiled elevations, spotlights, extractor fan, tiled effect lino flooring.

Bedroom Two

14'6 x 9 (4.42m x 2.74m)

Three UPVC double glazed windows, central heating radiator.

Bedroom Three

11'3 x 8'6 (3.43m x 2.59m)

UPVC double glazed window, central heating radiator.

Bathroom

6'5 x 5'7 (1.96m x 1.70m)

Chrome heated towel rail, a three piece suite comprising of a P shaped panelled bath with a direct feed shower and mixer tap, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan, spotlights, tiled flooring.

Lower Ground Floor

Landing

7'7 x 2'7 (2.31m x 0.79m)

Smoke alarm, doors to two bedrooms, shower room and study.

Bedroom Four

12'11 x 8 (3.94m x 2.44m)

UPVC double glazed window, central heating radiator, storage cupboard with integrated boiler.

Bedroom Five

8'1 x 7'4 (2.46m x 2.24m)

UPVC double glazed window, central heating radiator.

Study

6'11 x 5 (2.11m x 1.52m)

Shower Room

7'7 x 4'10 (2.31m x 1.47m)

A three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, electric feed corner shower enclosure, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Rear

Enclosed wrap around garden with laid to lawn, paving, stone chippings, mature shrubs, fruit trees, power and lighting.

Front

Laid to lawn garden with a double driveway, bedding and mature shrubs.





