



**Craiglands  
Rochdale OL16 4RD  
OFFERS INVITED IN EXCESS OF £350,000**

**Adamsons Barton Kendal** are delighted to present this immaculately presented, newly renovated stunning four-bedroom semi-detached home positioned on the ever-popular Craiglands Estate.

This beautifully modernised family home has undergone full renovations throughout and is finished to an exceptional standard, offering stylish and spacious accommodation ideal for growing families. The property has also been enhanced with newly fitted oak internal doors throughout, adding a stylish and contemporary finish to the home.

The heart of the home is the impressive open-plan kitchen and dining area featuring a bespoke newly fitted Howdens kitchen with high-quality integrated appliances including a dishwasher, oven and grill, cooker, and fridge freezer. A cleverly concealed utility room is tucked away behind matching fitted cupboards, creating the perfect practical yet seamless family living space. The room is further enhanced by stylish bi-fold doors opening onto the rear garden, allowing plenty of natural light and ideal indoor-outdoor living.

To the front of the property is a separate lounge providing a cosy additional reception space. The ground floor also benefits from a spacious double bedroom, formerly the garage which has been professionally converted, complete with a contemporary en-suite shower room. This versatile room could also be utilised as an additional reception room with downstairs bathroom facilities if preferred. A separate modern WC completes the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms, a further single bedroom, and a beautifully finished family bathroom suite comprising a bath with overhead shower, sleek vanity sink unit, and modern fittings throughout.

Externally, the property benefits from well-maintained lawned gardens to both the front and rear, a driveway providing off-road parking, and a lovely patio seating area directly outside the bi-fold doors. The large rear lawn offers an excellent space for children and families, along with a useful garden shed.

Situated in a highly sought-after location close to a range of local amenities, within the catchment area for highly regarded schools, and conveniently positioned for motorway links and popular bus routes, this is a fantastic opportunity to acquire a truly move-in-ready family home.

Early viewing is highly recommended.

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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

## Tenure

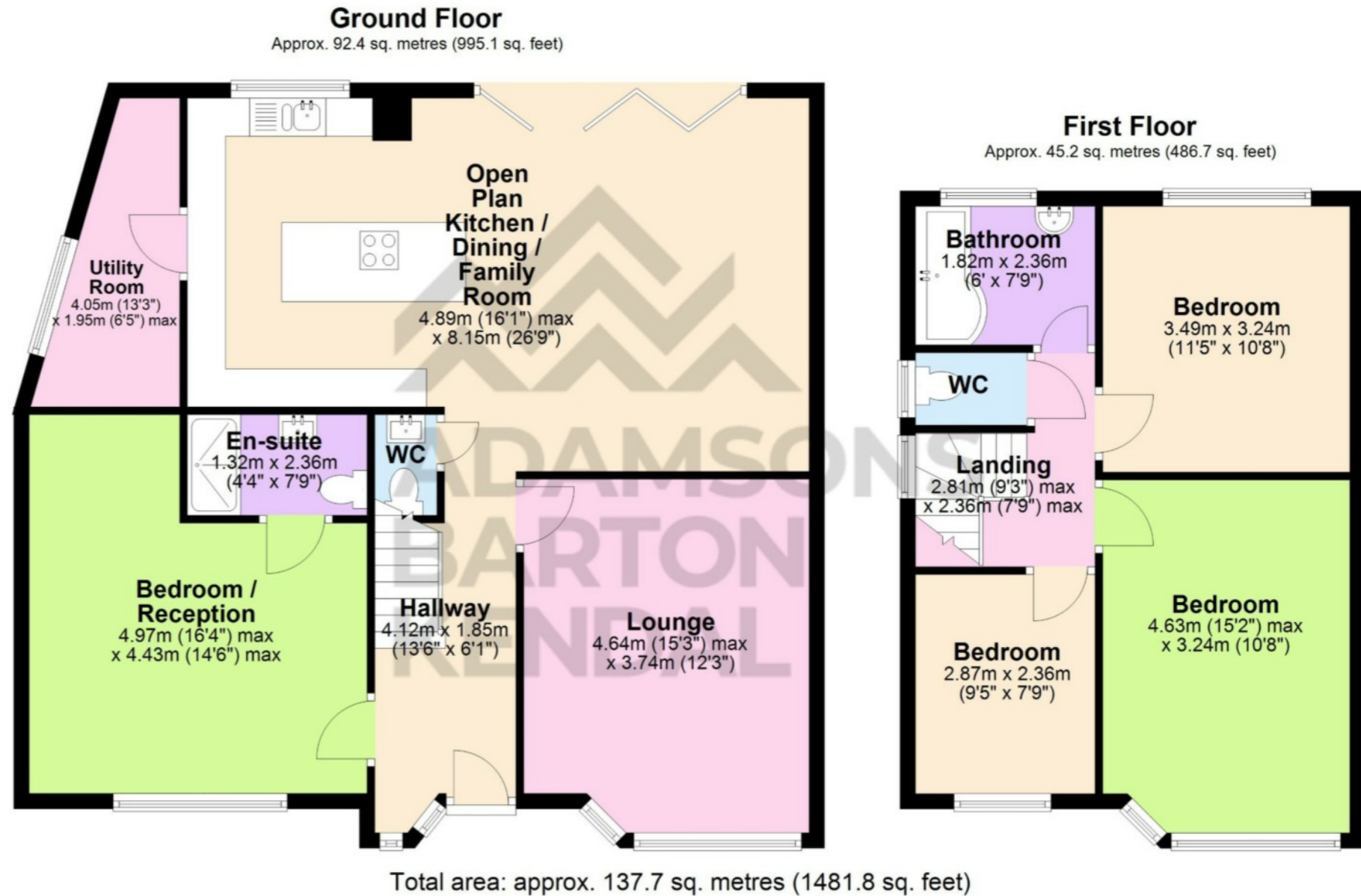
TBC

## Council Tax Band

Band D

## Energy Performance Certificate

TBC



Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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