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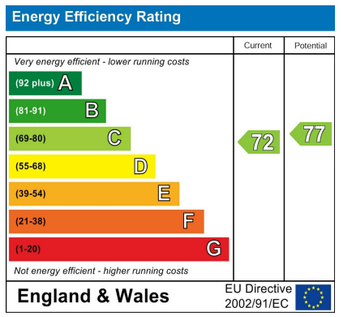
Total area: approx. 161.5 sq. metres (1738.5 sq. feet)











Oulder Hill Drive, Rochdale, OL11 5LB

£575,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled in the desirable area of Bamford, Rochdale, Oulder Hill Drive presents an exceptional detached family home that has been meticulously updated to the highest standard. This property boasts immaculate presentation, stylish interiors, and modern fixtures that create a welcoming atmosphere throughout.

The home features four generously sized bedrooms, providing ample space for family living. With two well-appointed bathrooms, a spacious lounge, and an open-plan kitchen/living/dining area, this residence is designed for both comfort and functionality. Additionally, a separate utility room and a double garage enhance the practicality of this splendid home.

Set within a tranquil cul-de-sac, this charming property is surrounded by beautifully landscaped gardens, offering a serene outdoor space for relaxation and play. The inclusion of an electric vehicle charger adds a modern touch, catering to the needs of today's eco-conscious families.

Conveniently located, this home is within easy reach of local coffee shops, restaurants, and pubs, making it ideal for those who enjoy a vibrant community atmosphere. Furthermore, excellent transport links to Manchester, Rochdale, Bury, and major motorways ensure that commuting is a breeze.

This property is truly the perfect family home, ready for you to move straight in and start creating lasting memories. Don't miss the opportunity to make this stunning house your new home.

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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Oulder Hill Drive, Rochdale, OL11 5LB

£575,000

4 2 1 C

- Beautifully Presented Detached Property
- Spacious Lounge
- Off Road Parking & Garage
- EPC Rating C
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Modern Open Plan Living Kitchen
- Front & Rear Gardens
- Council Tax Band F

Ground Floor

Entrance

Composite double glazed frosted door to the entrance hallway.

Entrance Hallway

20'3 x 5'6 (6.17m x 1.68m)

Central heating radiator, spotlights, smoke alarm, coving, under staircase storage cupboard, solid oak flooring, doors to the WC and kitchen diner, double single glazed frosted doors to the lounge.

WC

7 x 2'5 (2.13m x 0.74m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, tiled flooring.

Lounge

20'4 x 12'5 (6.20m x 3.78m)

UPVC double glazed window, central heating radiator, spotlights, gas living flame fire with remote control and under lighting and limestone hearth and surround, television point, UPVC double glazed French doors to the rear.

Kitchen/Diner/Family Room

31 x 14'6 (9.45m x 4.42m)

UPVC double glazed window, two Velux windows, two central heating radiators, a range of white high glossed wall and base units, granite surface, inset set composite one and a half bowl sink and drainer with mixer tap and boiling water tap, integrated high rise Neff oven and combination microwave with a warming drawer and a four ring induction hob with pull out extractor hood, integrated fridge freezer and dishwasher, centre island with breakfast bar, pull up power sockets spotlights, television point, solid oak flooring, door to the utility room, UPVC double glazed bifolding doors to the rear.

Utility Room

9'8 x 4'1 (2.95m x 1.24m)

UPVC double glazed window, a range of cream high glossed wall and base units, granite effect surface, plumbing for washing machine, spotlights, solid oak flooring.

First Floor

Landing

11'6 x 8'7 (3.51m x 2.62m)

UPVC double glazed window, central heating radiator, spotlights, loft access, solid oak flooring, doors to four bedrooms and bathroom.

Bedroom One

11'7 x 11'6 (3.53m x 3.51m)

UPVC double glazed window, central heating radiator, spotlights, door to the en suite.

En Suite

8'4 x 6'5 (2.54m x 1.96m)

UPVC double glazed frosted window, under floor heating, spotlights, a three piece suite comprising of a double direct feed over head rainfall shower enclosure, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, tiled flooring.

Bedroom Two

11'6 x 12'5 (3.51m x 3.78m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three

12'5 x 8'4 (3.78m x 2.54m)

UPVC double glazed window, central heating radiator, fitted wardrobes and desk, spotlights.

Bedroom Four

8'6 x 8'6 (2.59m x 2.59m)

UPVC double glazed window, central heating radiator, fitted wardrobes, desk and shelving, spotlights, solid oak flooring.

Bathroom

8'4 x 7'7 (2.54m x 2.31m)

UPVC double glazed frosted window, under floor heating, a three piece suite comprising of a panelled bath with mixer tap and direct feed over head shower, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, tiled flooring.

External

Front

Wrap around garden with artificial lawn, porcelain tiled paving and a gated garden to the side with paving.

Rear

Porcelain tiled paving, raised bedding, integrated seating, lighting, power, water, bin store, access to the garage.

Double Garage

17'8 x 15'6 (5.38m x 4.72m)

Power, lighting, Tesla electric vehicle charger, electric up and over garage door.







