

Alicia Drive, Rochdale OL12 6JW

Asking Price £265,000



ADAMSONS BARTON KENDAL are delighted to present this extended four-bedroom semi-detached home, situated in the highly popular area of Cronkeyshaw. Occupying an exceptionally large plot, the property boasts extensive rear gardens and benefits from a substantial driveway, providing ample off-road parking. The property has undergone a garage conversion, creating a versatile fourth bedroom alongside a stylish ground floor three-piece bathroom, complete with a walk-in shower, WC, and vanity sink unit with LED mirror.

Viewing Recommended

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Internally, the ground floor has seen partial renovations, including a spacious living room featuring a modern gas fireplace, and a convenient dining area with patio doors opening onto the rear garden—ideal for both everyday living and entertaining. The home also benefits from newly fitted doors and windows throughout, including a contemporary aluminium-framed front door. The kitchen offers space for appliances, with an additional adjoining area currently used as a utility room, which presents excellent potential to be opened up to create a larger kitchen or additional living space.

To the first floor, there are two generously sized double bedrooms—one benefiting from fitted wardrobes and a dressing area, and the other also including fitted wardrobes. A third single bedroom provides flexibility as a child's room, home office, or additional storage space. The family bathroom completes the upper floor, featuring a corner bath, separate Jacuzzi-style shower, wash basin, and WC.

Externally, the property truly stands out, offering a substantial rear garden with a patio area incorporating a BBQ outdoor oven—perfect for outdoor entertaining. There is also a large outhouse divided into two rooms, fully equipped with electricity, making it ideal for use as a home office, workshop, or summerhouse.

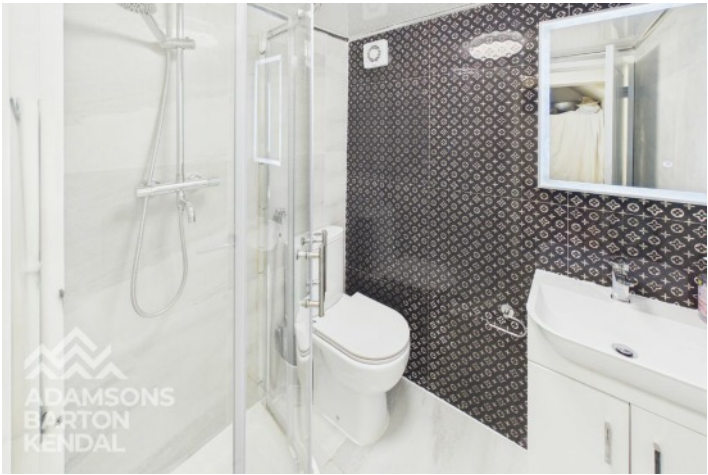
The property offers significant potential for further extension (subject to the necessary planning permissions), including wrap-around development, and is offered freehold.

Conveniently located a short distance from Rochdale town centre, the property is close to a range of local amenities including the leisure centre, Riverside Shopping Centre, transport links such as bus and train stations, as well as well-regarded local schools and nurseries. It is also within close proximity to Falinge Park, providing excellent outdoor space nearby.

Situated in a highly desirable area, early viewing is strongly recommended.







Additional Information

Council Tax Band - C
Energy Performance Cert - C72
Tenure - Freehold



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