

## Gipsy Lane, Rochdale, OL11 3HA


Offers Over £375,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Situated on an impressive plot and offering an abundance of indoor and outdoor space, neutral decorations and having been presented and maintained to the highest standard throughout, this enviable three bedroom detached dormer bungalow is being proudly welcomed to the market in the most desirable area of Rochdale. A complete blank canvas, this property is bursting with potential and is perfect for any growing family to put their own stamp on! With open plan living space and spacious garage, as well as not being overlooked, this property has everything needed for any growing family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Oldham and major motorway links. With ample off road parking, three generously sized bedrooms, beautifully presented gardens and an abundance of storage space, this property is the perfect home for any potential buyer looking for a project on an impressive plot!

The property comprises briefly; a welcoming entrance hallway leads on to a reception room, dining room, kitchen WC, third bedroom and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enviable wrap around garden to the front with laid to lawn, bedding, mature shrubs, paved areas and ample off road parking with access to the garage. Externally to the rear there is a laid to lawn garden with paving, bedding and mature shrubs.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Impressive Detached Dormer Bungalow
- Extensive Plot
- Ample Off Road Parking and Garage
- EPC Rating E

- Three Bedrooms
- Bursting with Potential
- Tenure Freehold

- Three Piece Bathroom Suite
- Stunning Gardens to Front and Rear
- Council Tax Band D

## Ground Floor

### Entrance Hall

11'8 x 9'3 (3.56m x 2.82m )

Hardwood single glazed front door, hardwood single glazed frosted window, central heating radiator, smoke detector, under stairs storage, doors leading to reception room, dining room, kitchen, bedroom three, WC and stairs to first floor.

### Reception Room

21'10 x 11'11 (6.65m x 3.63m)

Two UPVC double glazed windows, two central heating radiators, coving, two ceiling roses, two feature wall lights, gas fire with stone hearth, surround and oak mantel, inset shelving and television point.

### Dining Room

9'9 x 9'3 (2.97m x 2.82m)

UPVC double glazed window and central heating radiator.

### Kitchen

12'9 x 8'8 (3.89m x 2.64m )

Two UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with marble effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, space for double electric oven, integrated extractor hood, space for fridge and freezer, plumbing for washing machine, space for dryer, tiled elevations, extractor fan, tiled flooring and UPVC door to side elevation.

### Bedroom Three

9'7 x 8'8 (2.92m x 2.64m )

Two UPVC double glazed windows and gas heater.

### WC

6'8 x 3'2 (2.03m x 0.97m )

UPVC double glazed frosted window, low basin WC, wall mounted wash basin with traditional taps and wood cladding to ceiling.

## First Floor

### Landing

6'4 x 2'7 (1.93m x 0.79m)

Loft access, smoke detector, storage cupboard with Worcester boiler, hardwood doors leading to two bedrooms and hardwood single glazed frosted door to bathroom.

## Bedroom One

15'7 x 11'7 (4.75m x 3.53m)

UPVC double glazed window, central heating radiator and three storage cupboards.

## Bedroom Two

15'7 x 12'0 (4.75m x 3.66m)

UPVC double glazed window, central heating radiator and two storage cupboards.

## Bathroom

7'4 x 5'5 (2.24m x 1.65m )

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap, overhead direct feed shower and rinse head, tiled elevations and wood cladding to ceiling.

## External

### Rear

Laid to lawn garden with paving, bedding areas, mature shrubbery, greenhouse and timber storage shed.

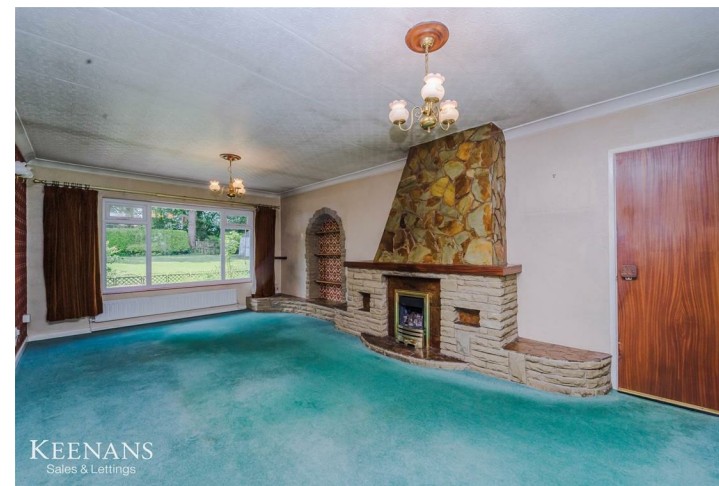
### Front

Laid to lawn garden with mature shrubbery, paving, bedding areas and access to garage.

### Garage

16'8 x 8'11 (5.08m x 2.72m)

Hardwood single glazed frosted window, power and lighting.



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