

Stonehill Road, Rooley Moor OL12 7JJ

Asking Price £295,000



ADAMSONS BARTON KENDAL are delighted to present this extended five-bedroom semi-detached family home, situated in the highly sought after Rooley Moor area of Rochdale. Occupying a substantial corner plot, the property benefits from low maintenance gardens to the front, side, and rear, offering excellent outdoor space for modern family living.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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Internally, the property boasts a spacious family lounge complete with a cosy electric fireplace, creating a warm and inviting atmosphere. This leads into the fitted kitchen, which is equipped with a range of integrated appliances including a fridge freezer, dishwasher, oven, grill, extractor fan, and hob. To the rear, there is further living space in the form of a bright conservatory, featuring patio doors that open out onto the garden.

The ground floor benefits from excellent versatility, offering four separate reception rooms. In addition to the main lounge and conservatory, there is a dedicated games room and a separate dining room (forming part of the extension), both of which provide ideal spaces for entertaining or family use. The dining room also features doors leading out to the rear garden.

To the first floor, the property features a generous master bedroom complete with an en-suite shower room, alongside two well-proportioned double bedrooms, one of which includes a built-in storage cupboard used as a wardrobe. There are also two additional rooms currently used as a walk-in wardrobe and dressing room, both of which could easily be utilised as single bedrooms if required.

Externally, the property offers a driveway to the rear leading to a single garage with electricity. The perimeter has been recently updated with brand new fencing, providing enhanced privacy. The gardens are designed for low maintenance, with artificial grass wrapping around the property. The front garden also offers potential to be converted into an additional driveway if desired. The rear garden is south-facing, making it perfect for enjoying the summer months, and includes a patio BBQ area ideal for family gatherings.

Ideally located close to a range of local amenities, including highly regarded schools and nurseries, shops, and convenient transport links. Norden village and Rochdale town centre are both within easy reach, making this an excellent opportunity for growing families.

Games Room - 3.69 x 4.58 metres

Living Room - 4.96 x 3.43 metres

Kitchen - 4.94 x 2.72 metres

Dining Room - 3.62 x 2.58 metres

Sunroom - 2.95 x 2.94 metres

Bedroom 1 - 3.65 x 3.77 metres

En Suite - 2.63 x 1.21 metres

Bedroom - 3.65 x 2.05 metres

Bedroom - 1.83 x 2.52 metres

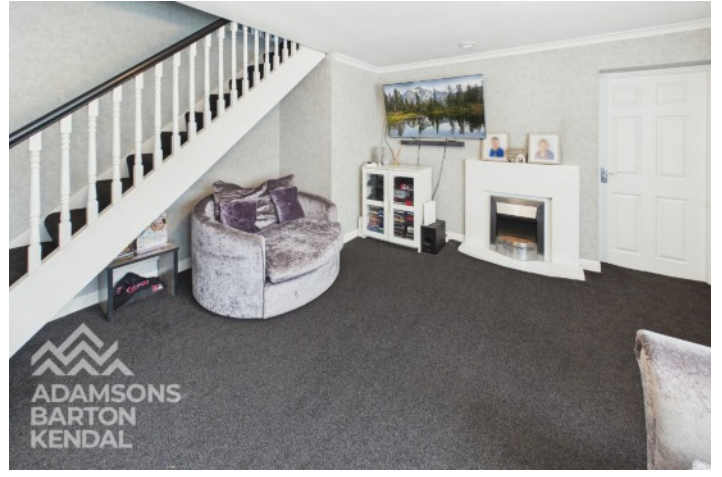
Bedroom - 3.01 x 3.41 metres

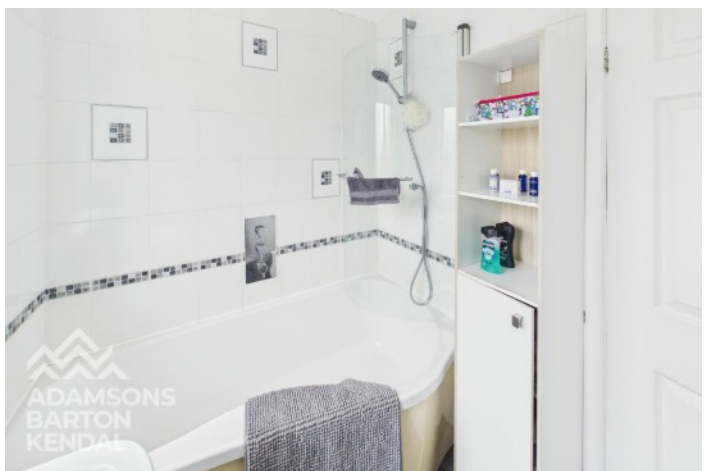
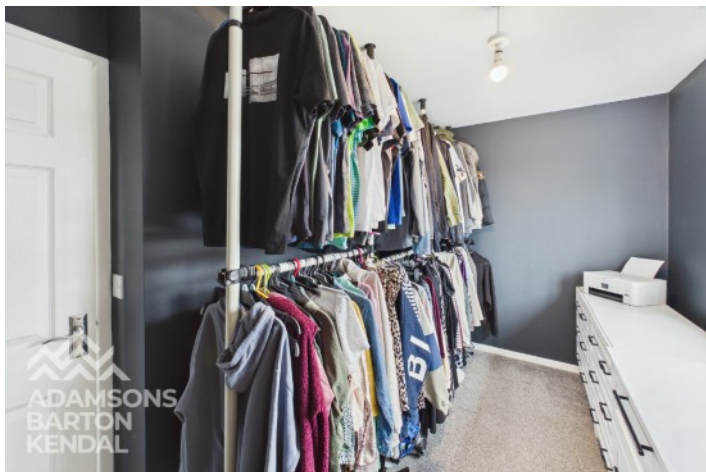
Landing - 2.05 x 2.92 metres

Bedroom - 2.86 x 2.87 metres

Bathroom - 2.04 x 1.65 metres







Additional Information

Council Tax Band - B
 Energy Performance Cert - TBC
 Tenure - Leasehold

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