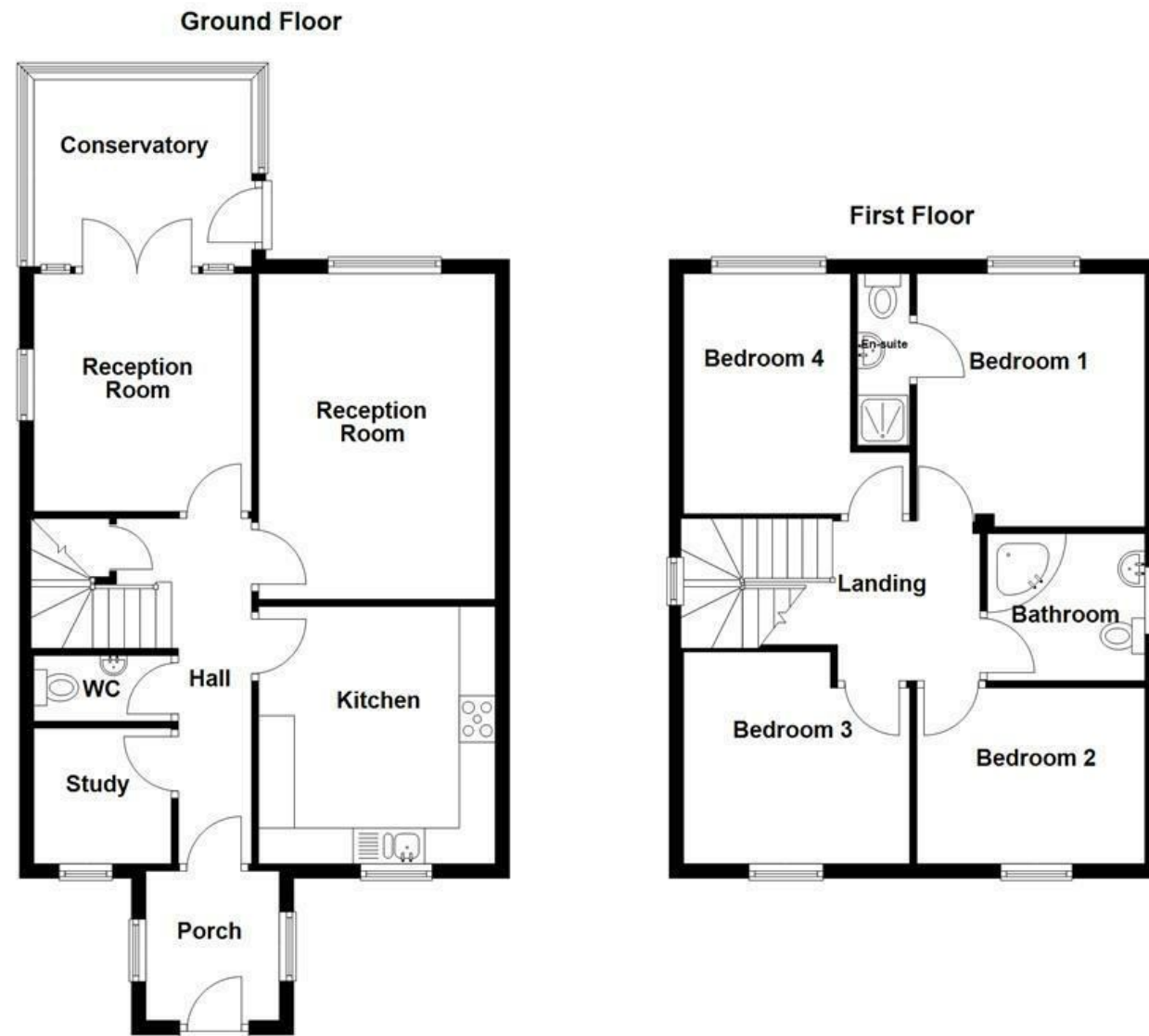




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>83</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>73</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Manchester Road, Rochdale, OL11 3EL

### Offers Over £350,000

NO CHAIN EXCEPTIONAL FAMILY HOME ON A GATED PLOT WITH WOODLAND VIEWS -

Maintained to the highest standard with immaculate presentation, with ample indoor and outdoor space, and a flow of character and charm, this exceptional four-bedroom detached property is proudly welcomed to the market in a desirable location. Conveniently situated near bus routes, local schools, and amenities, it also provides excellent network connections to Manchester, Oldham, and Bury, alongside primary motorway links. Complete with a detached double garage, an added conservatory, two bathrooms, ample space without being overlooked, and boasting spacious rooms.

The property briefly comprises an entrance porch that leads to a welcoming entrance hallway, providing access to a reception room, a WC, a contemporary fitted kitchen, a study, a dining room, and features a staircase to the first floor. The dining room opens into a conservatory. The first floor consists of doors leading to four generously sized bedrooms and a family bathroom. The main bedroom boasts access to an en-suite. Externally, there is an enclosed, generously sized garden laid to lawn with paving, bedding, slate chippings, a fish pond, shrubs, and woodland views. To the front, there is a gated driveway on a private courtyard leading to the garage.

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

# Manchester Road, Rochdale, OL11 3EL

## Offers Over £350,000

**4****2****2****C**

- Detached Property
  - Two Bathrooms
  - Gated Off Road Parking And Double Garage
  - EPC Rating: C
- Four Bedrooms
  - Contemporary Fitted Kitchen
  - Tenure: Leasehold
- Two Reception Rooms And Study
  - Enclosed Rear Garden
  - Council Tax Band: E

### Ground Floor

#### Porch

6'2 x 5'10 (1.88m x 1.78m)

Composite double glazed entrance door, two UPVC double glazed windows, central heating radiator, coving, wood effect laminate flooring and door to hall.

#### Hall

15'11 x 10' (4.85m x 3.05m)

Central heating radiator, coving, smoke alarm, under stairs storage, wood effect flooring, stairs to first floor and doors to study, WC, two reception rooms and kitchen.

#### Study

6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed window, central heating radiator and wood effect laminate floor.

#### WC

6'3 x 3' (1.91m x 0.91m)

Low flush WC, wall mounted wash basin with traditional taps, extractor fan and tiled floor.

#### Kitchen

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, wood effect worktops, tiled splash back, one and half ceramic sink with draining board and mixer tap, integrated Hoover electric oven, five burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, under unit lighting and tile effect lino flooring.

#### Reception Room One

14'11 x 10'10 (4.55m x 3.30m)

UPVC double glazed window, central heating radiator, coving, ceiling fan, gas fire, limestone hearth and surround, two feature wall lights, TV point and wood effect laminate floor.

#### Reception Room Two

10'11 x 10' (3.33m x 3.05m)

UPVC double glazed frosted window, central heating radiator, coving, wood effect laminate floor and hardwood single glazed double doors to conservatory.

#### Conservatory

9'7 xx 8'7 (2.92m xx 2.62m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, pendant lighting, wood effect laminate floor and UPVC double glazed hardwood mesh privacy door to rear.

### First Floor

#### Landing

13'9 x 7'6 (4.19m x 2.29m)

UPVC double glazed frosted window, central heating radiator, coving, loft access, smoke alarm and hardwood doors to four bedrooms and bathroom.

#### Bedroom One

11'8 x 10'6 (3.56m x 3.20m)

UPVC double glazed window, central heating radiator, TV point and door to en suite.

#### En Suite

7'10 x 2'5 (2.39m x 0.74m)

Central heating radiator, low flush WC, wall mounted wash basin with traditional taps, direct feed shower in enclosure, extractor fan, tiled elevation and tiled floor.

#### Bedroom Two

10'6 x 8'1 (3.20m x 2.46m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'7 x 9'9 (3.23m x 2.97m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

11' x 10'7 (3.35m x 3.23m)

UPVC double glazed window, central heating radiator and wood effect laminate floor.

#### Bathroom

7'3 x 6'9 (2.21m x 2.06m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, wood panel corner bath with water jets, mixer taps, rinse head and direct feed shower over, extractor fan, tiled elevation and tiled floor.

#### External

#### Front

Gated block paved driveway leading to double garage.

#### Garage

15'1 x 14'8 (4.60m x 4.47m)

Up and over door, alarm, power and lighting.

#### Rear

Laid to lawn garden, paving, bedding areas, slate chippings, fish pond and mature shrubs.

