



**Richmond Close  
Rochdale OL16 4RJ  
Offers invited in the region of £425,000**



**Adamsons Barton Kendal** are delighted to present this 4 bedroom detached family home located on a highly sought after residential area in Burnedge.

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The property is ideally located close to local amenities such as Kingsway Business Park, restaurants, schools and popular bus routes, as well as being a short distance from the motorway links and both Rochdale and Shaw town centres , an easy life for commuters.

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Internally this home offers spacious living accommodation featuring 3 reception rooms, a study , a kitchen/diner and WC to the ground floor, whilst have a large principle suite master bedroom with an en suite shower room and 3 further double bedrooms, as well as the 4 piece family bathroom suite.

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Externally the property has an attractive kerb appeal featuring a double driveway and a well maintained lawn, as well as a tiered low maintenance rear garden with a paved patio area to the lower tier, and artificial grass to the second tier which is accessed from attractive stone steps.

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Early viewing is highly recommended to appreciate the space and potential this family home has to offer.

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## ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### Ground Floor

#### **Living Room - 3.46m x 4.59m**

A generous family living area with a feature fireplace

#### **Dining Room - 3.43m x 3.02m**

Accessed through double doors from the living room for the open plan living element, a bright space perfect for family dining or a potential play room for families.

#### **Conservatory - 3.03m x 3.27m**

A 3rd reception room with access to the rear garden through double patio doors.

#### **Hallway - 1.71m x 4.62m**

A generous entrance hallway featuring carpeted stairs and an under stairs WC.

#### **Office - 2.29m x 4.10m**

Previously a garage that has been converted by the current owners, a further reception room which is currently utilised as an office but could make a snug or 5th bedroom if required.

#### **Kitchen - 4.25m x 3.90m**

A fitted kitchen featuring a breakfast bar with dining for 2/3 people. Space for appliances such as an American fridge freezer, washing machine, dishwasher and double oven.

#### **W.C - 1.33m x 1.56m**

A handy downstairs WC and wash hand basin.



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## **First Floor**

### **Principal Master Bedroom - 5.34m x 3.23m**

A very generous master bedroom suite featuring fitted furniture such as wardrobes and a dressing table with ample storage. There is a separate storage cupboard and a modern en suite shower room.

### **En Suite Bathroom - 2.50m x 1.77m**

A 3 piece shower room featuring walk in shower with a glass shower screen, a toilet and vanity sink unit with an LED mirror.

### **Bedroom 2 : 2.98m x 3.75m**

A large double bedroom overlooking the rear garden.

### **Bedroom 3: 2.32m x 2.75m**

A further double bedroom with fitted wardrobes and drawers.

### **Bedroom 4: 2.40m x 2.76m**

A further double bedroom with fitted wardrobes and drawers.

### **Family Bathroom : 2.54m x 1.87m**

A 4 piece family bathroom suite featuring a separate walk in shower and bath, toilet and wash hand basin.



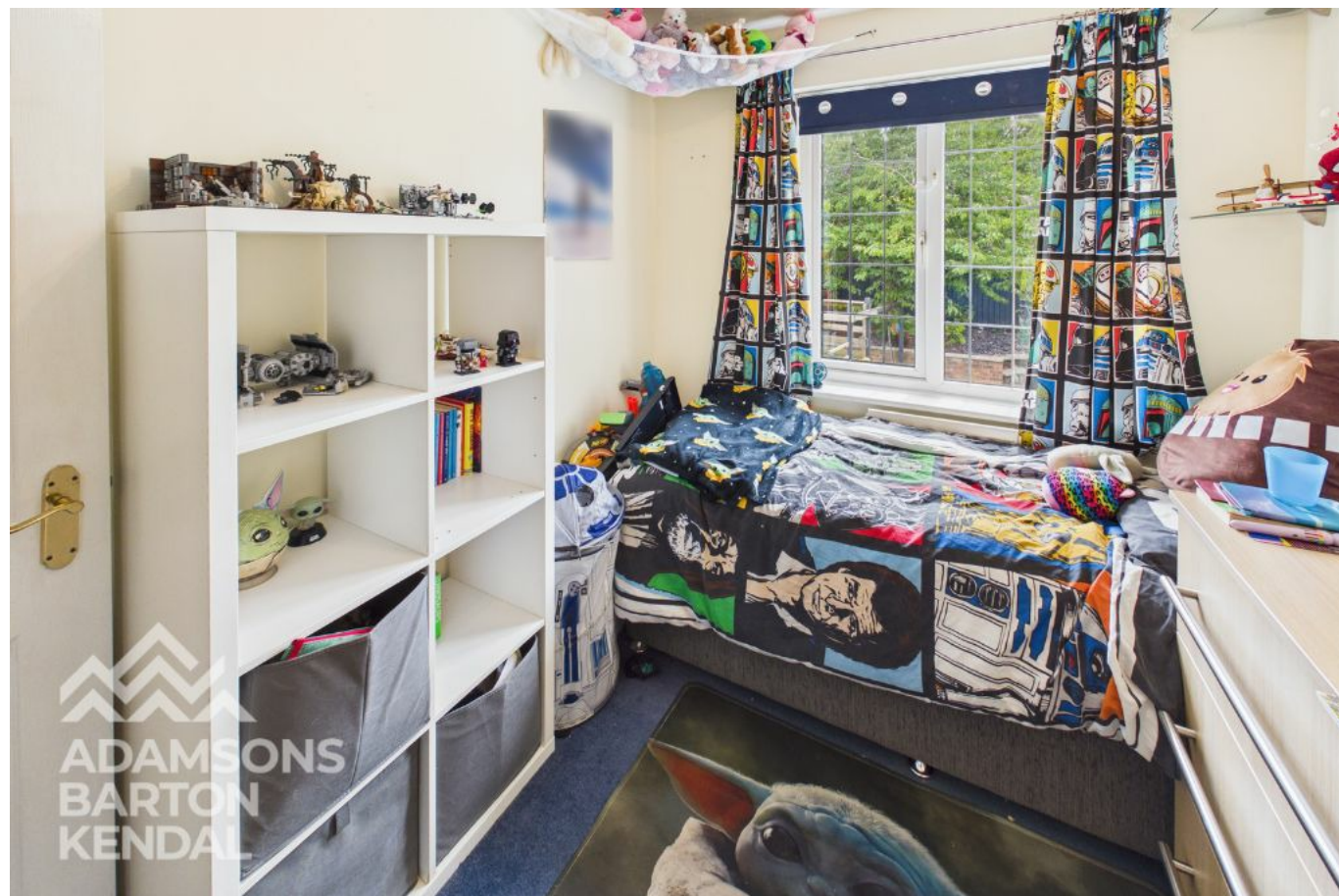
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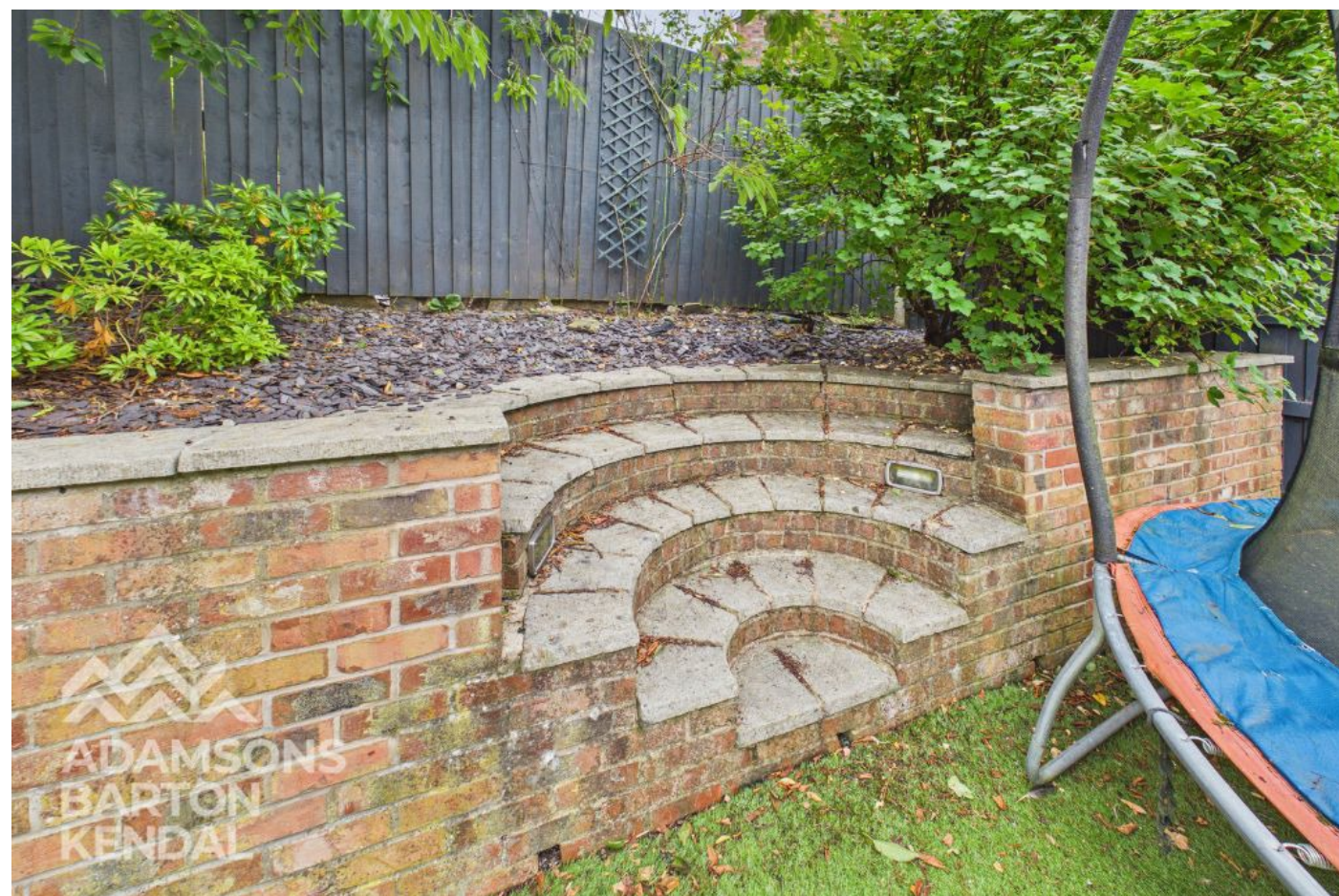
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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL

Council Tax Band

Band E

Energy Performance Certificate

TBC

Tenure

TBC



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