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## Stonehill Drive, Rochdale, OL12 7JN

**£350,000**

### SPACIOUS FAMILY HOME IN ROCHDALE

Located in the desirable area of Stonehill Drive, Rochdale, this charming house offers a perfect blend of comfort and functionality. Upon entering, you are greeted by a spacious reception room that flows effortlessly into the dining area, creating an inviting space ideal for both entertaining guests and enjoying family meals. The well-designed kitchen is a highlight, providing ample storage and workspace for culinary enthusiasts.

This property boasts four well-proportioned bedrooms upstairs, ensuring plenty of room for family or guests. Additionally, there is a third reception room on the ground floor, which presents a versatile opportunity to be transformed into a fifth bedroom, catering to your specific needs.

Upstairs, you will find a well-appointed bathroom, complemented by a separate shower room, enhancing convenience for busy mornings or when hosting visitors.

Outside, the property features off-road parking, a valuable asset in this area, along with a rear enclosed garden that offers a private outdoor space for relaxation or play.

This delightful home is perfect for families or anyone seeking a comfortable living environment in a friendly neighbourhood. With its thoughtful layout and practical amenities, it is a property not to be missed.

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# Stonehill Drive, Rochdale, OL12 7JN

£350,000



Spacious Detached Property

Fitted Kitchen

Off Road Parking

EPC Rating D

## Ground Floor

### Entrance Hall

15'10 x 5'8 (4.83m x 1.73m)

UPVC double glazed frosted front door, central heating radiator, tiled flooring, doors leading to three reception rooms, kitchen and stairs to first floor.

### Reception Room One

14'5 x 10'8 (4.39m x 3.25m)

Central heating radiator, coving, log burner with stone surround and wooden mantel, wood effect laminate flooring, open to dining room and UPVC double glazed sliding door to rear.

### Dining Room

10'7 x 9'10 (3.23m x 3.00m)

UPVC double glazed inset bay window, central heating radiator, coving and wood effect laminate flooring.

### Reception Room Two

15'4 x 7'11 (4.67m x 2.41m)

UPVC double glazed inset bay window, central heating radiator and spotlights.

### Kitchen

14'6 x 9'0 (4.42m x 2.74m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, range cooker with five ring gas hob, integrated extractor hood, stainless steel splashback, space for fridge freezer, plumbing for washing machine, space for dryer, boiler enclosed, tiled flooring and composite double glazed frosted stable door to side elevation.

## First Floor

### Landing

11'7 x 9'0 (3.53m x 2.74m)

Loft access, wood effect laminate flooring, doors leading to four bedrooms, bathroom, shower room and storage cupboard.

### Bedroom One

14'10 x 10'8 (4.52m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bedroom Two

10'10 x 8'0 (3.30m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'7 x 8'1 (3.23m x 2.46m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bedroom Four

8'11 x 7'5 (2.72m x 2.26m)

UPVC double glazed window, central heating radiator, fitted storage and wood effect laminate flooring.

- Four Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band D

