



## Upper Passmonds Grove, Rochdale, OL11 5AH

### Offers In Excess Of £360,000

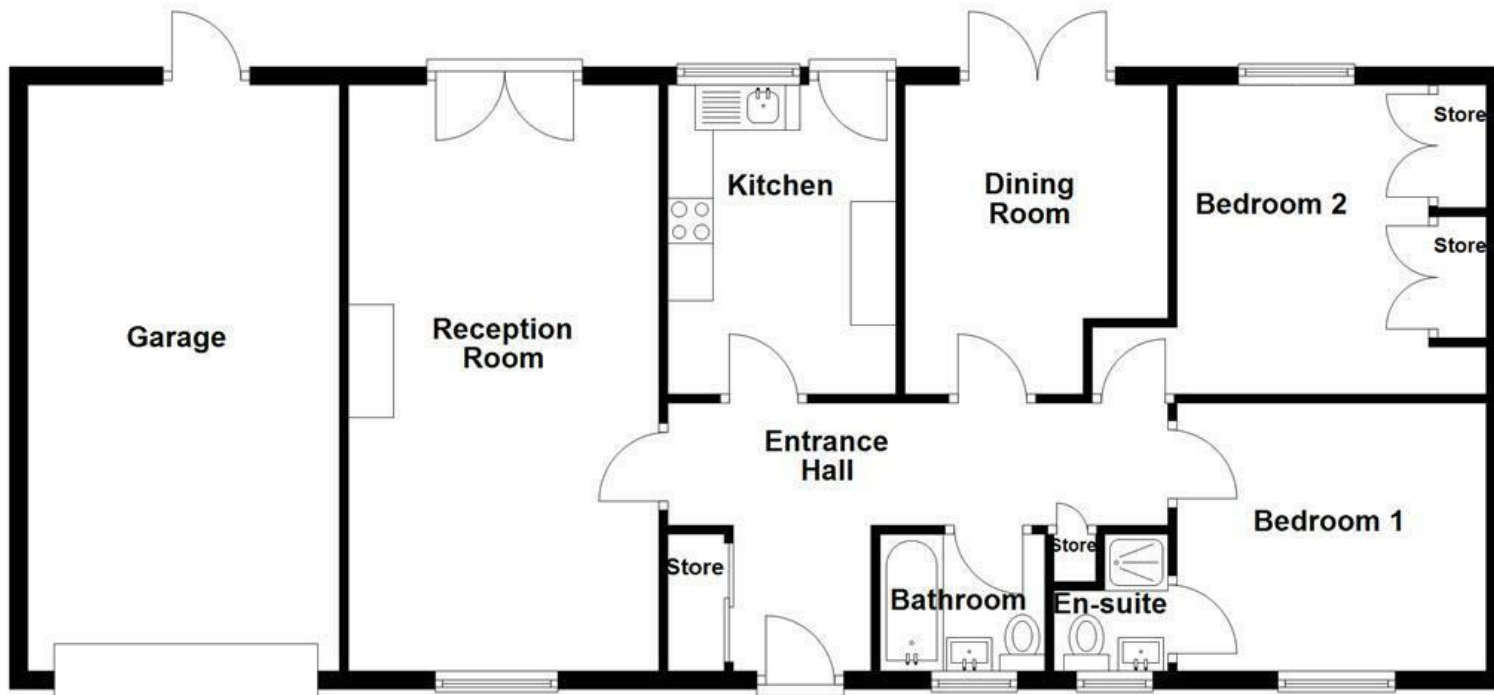
Nestled in the charming area of Upper Passmonds Grove, Rochdale, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, one of which boasts an ensuite, this property is ideal for those seeking a tranquil living space. The family bathroom is thoughtfully designed, ensuring practicality for everyday use.

The heart of the home is a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. Adjacent to this, the dining room provides an excellent setting for entertaining guests or enjoying family meals. The fully fitted kitchen is equipped with modern appliances, making it a joy for any home cook.

Outside, the property features a lovely rear garden, perfect for relaxation or outdoor activities. Additionally, the double garage offers ample space for vehicles and storage, adding to the convenience of this charming bungalow.

This property is not just a house; it is a home that promises comfort and a peaceful lifestyle in a desirable location. Whether you are looking to downsize or seeking a serene retreat, this bungalow is a must-see.

**Ground Floor**  
Approx. 104.7 sq. metres (1126.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(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.

# Upper Passmonds Grove, Rochdale, OL11 5AH

Offers In Excess Of £360,000



- Two Bedroom Detached Bungalow
- Double Garage And Excellent Storage Space
- Off Road Parking
- Tenure - Freehold
- Spacious Reception Room
- Fully Fitted Modern Kitchen
- EPC Rating - D
- Separate Dining Room
- Private Rear Garden Space
- Council Tax Band - D

## Ground Floor

### Entrance Hall

Doors to reception room, kitchen, bathroom, dining room, bedroom one, bedroom two and storage.

### Reception Room

11'3" x 21'3" (3.43m x 6.4922)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with marble hearth and mantle, UPVC French doors to rear.

### Kitchen

8'3" x 11'3" (2.5298 x 3.4444)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work surfaces, tiled splashbacks, sink and drainer, electric hob, integrated double oven, Breakfast bar island, coving, laminate flooring, UPVC frosted door to garden.

### Dining Room

9'8" x 11'3" (2.9565 x 3.444)

Central heating radiator, UPVC French doors to rear.

### Bedroom One

11'8" x 13'1" (3.566 x 3.992)

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

### En Suite

4'9" x 4'9" (1.46304 x 1.46304)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in rainfall shower, laminate flooring.

### Bathroom

5'11" x 6'4" (1.8288 x 1.9507)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, lino flooring.

### Bedroom Two

14'2" x 11'3" (4.32816 x 3.44424)

UPVC double glazed window, central heating radiator, built in storage.

### Garage

11'3" x 21'3" (3.44424 x 6.49224)

Electric garage door, rear external access.

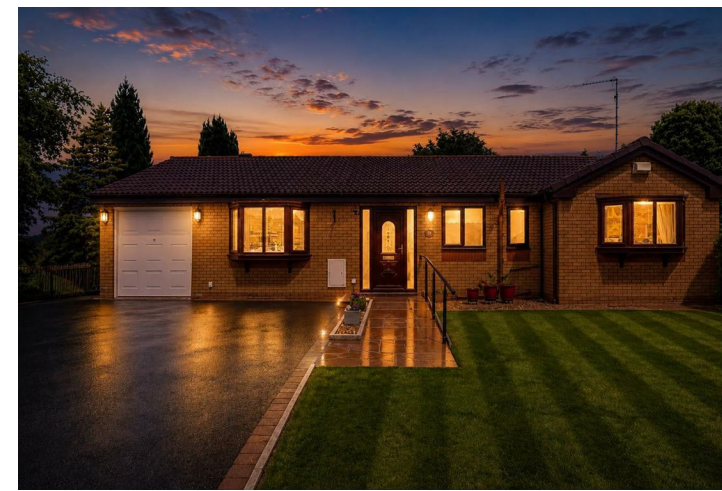
## External

### Front

Laid to lawn garden, driveway for multiple cars, path to front door, access to garage.

### Rear

Laid to lawn garden, paved patio area, access to rear garage.



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