

4 St. Josephs Drive, Rochdale

Offers in Region of **£270,000**









4 St. Josephs Drive

Rochdale

Council Tax band: C

Tenure: Freehold

- THREE BEDROOM DETACHED FREEHOLD FAMILY HOME
- DRIVEWAY PARKING FOR 2–3 VEHICLES
- SPACIOUS KITCHEN/DINER WITH QUALITY INTEGRATED APPLIANCES
- CONSERVATORY WITH APP-CONTROLLED UNDERFLOOR HEATING
- VERY WELL-PRESENTED REAR GARDEN
- USEFUL BOARDED LOFT WITH LIGHTING & DROP-DOWN LADDERS
- DOWNSTAIRS WC & THREE-PIECE FAMILY BATHROOM
- POWER SUPPLY TO GARDEN SHEDS & GREENHOUSE
- REAR GATED ACCESS
- VIEWINGS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE AND SIZE ON OFFER







Lounge
A welcoming and well-proportioned living space featuring an electric fireplace as the focal point, complemented by useful under-stairs storage. The electric fire will not be left with the property after completion.

Downstairs WC
Modern two-piece suite comprising a WC and wash basin, finished with a stylish LED illuminated touchscreen mirror.

Kitchen/Diner
A spacious and well-maintained kitchen/diner, fitted approximately six years ago and still presented in excellent condition. Features a range of quality appliances including a NEFF oven, AEG microwave, induction hob, integrated dishwasher and fitted-to-size fridge/freezer. The boiler is also housed within the kitchen and benefits from a documented annual service history.

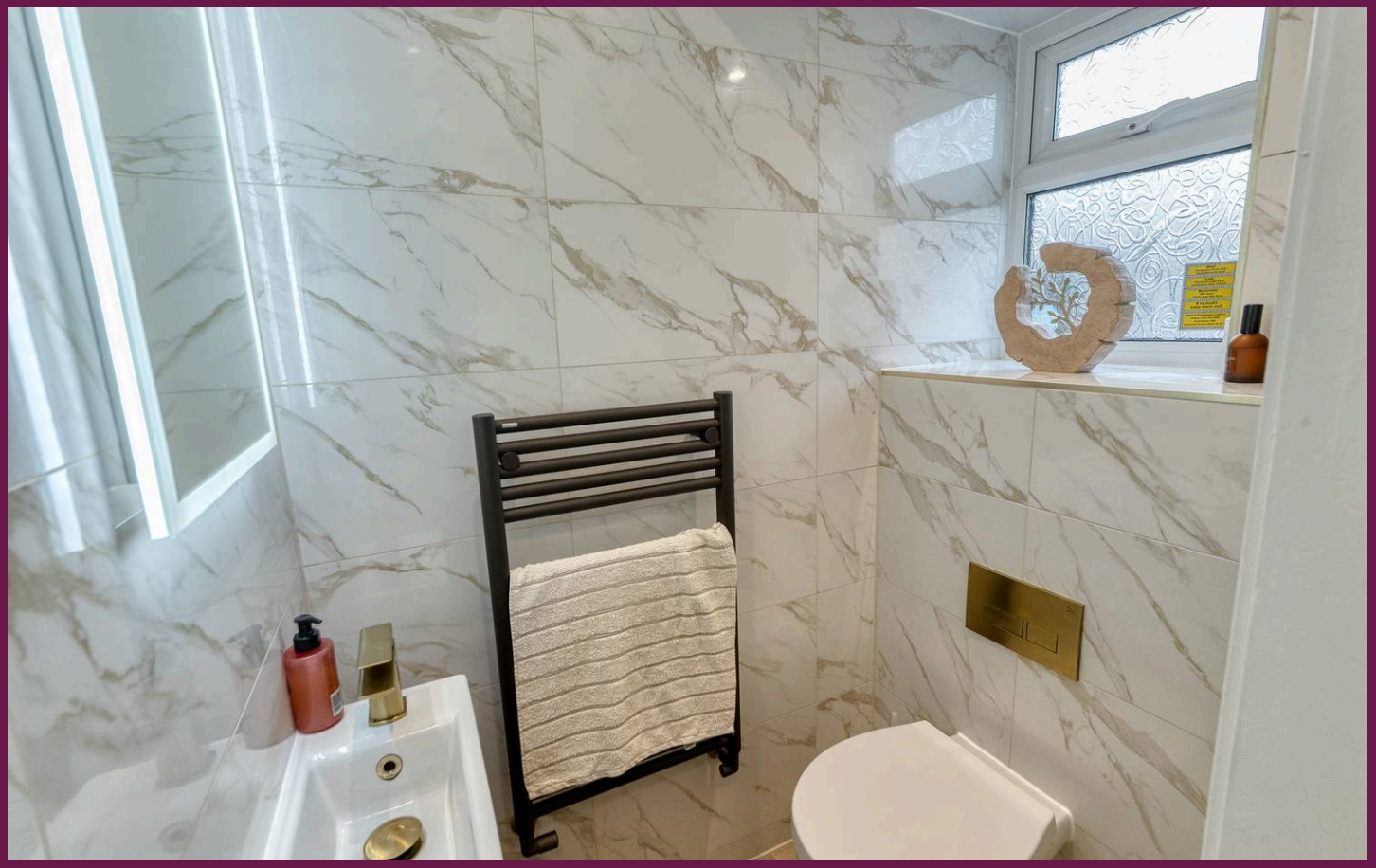
Conservatory
A bright and versatile additional reception space finished with Amtico flooring and the added benefit of underfloor heating, conveniently controlled via an app. Double uPVC doors provide direct access to the rear garden.

Bedroom One
A generously sized double bedroom with ample space for a range of freestanding bedroom furnishings.

Bedroom Two
Another well-proportioned double bedroom offering plenty of space for freestanding bedroom furnishings.

Bedroom Three
A good-sized single bedroom benefiting from useful fitted storage, ideal as a child's bedroom, home office or dressing room.

Family Bathroom
Well-presented three-piece suite comprising a bath with overhead shower, wash basin and WC,







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FRONT GARDEN

A well-presented frontage featuring a lawned garden area alongside a driveway providing off-road parking for approximately two to three vehicles. An external double power socket is also conveniently positioned on the driveway.

REAR GARDEN

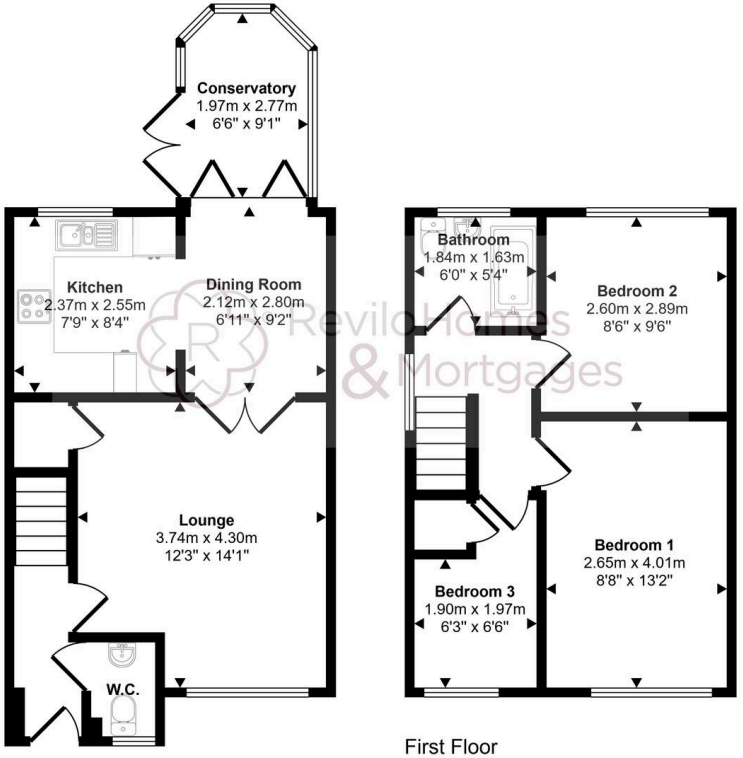
A beautifully maintained and well-presented rear garden featuring established planting beds and a selection of useful storage sheds. The sheds and greenhouse benefit from a power supply, while a rear gate provides convenient access directly onto the street behind.

DRIVEWAY

3 Parking Spaces

Driveway parking for 2-3 cars

Approx Gross Internal Area
73 sq m / 789 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft

First Floor
Approx 33 sq m / 354 sq ft

Revolutions & Mortgages

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Revilo Homes & Mortgages- Rochdale

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