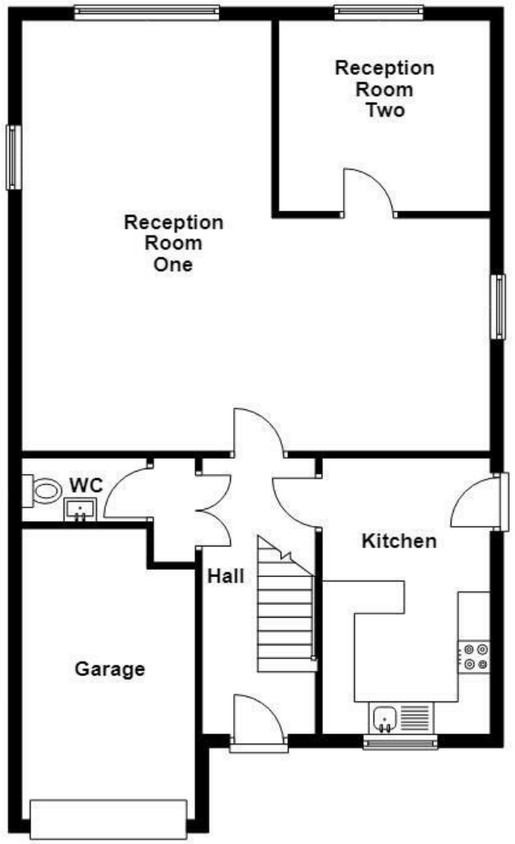
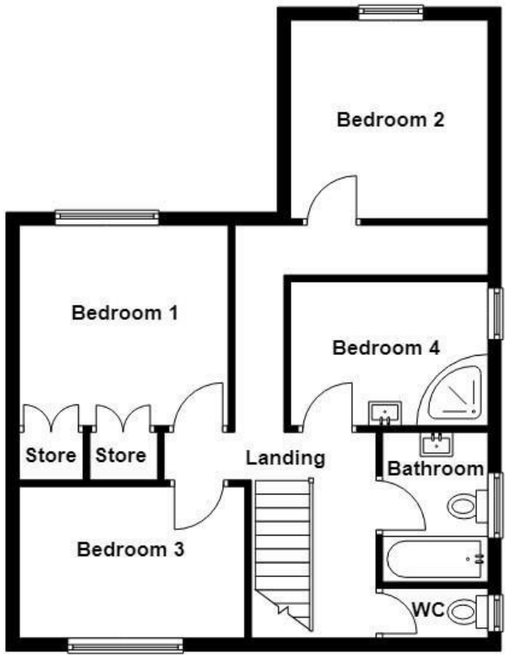
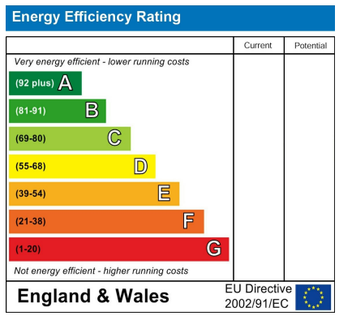
Keenans

Ground Floor




First Floor






# Minorca Close, Rochdale, OL11 5RP

## Offers In Excess Of £399,950

Welcome to this stunning detached home located on Minorca Close in Rochdale. This impressive property boasts a spacious layout, perfect for families or those who enjoy entertaining. With three reception rooms, there is ample space for relaxation and social gatherings. The ground floor features a welcoming large entry hall, a well-appointed kitchen, and two generous reception rooms, providing a comfortable and inviting atmosphere.

Upstairs, you will find four well-sized bedrooms, offering plenty of room for rest and privacy. One of the bedrooms is particularly convenient, as it includes its own shower and sink. Additionally, there is a separate bathroom and toilet room on this floor, ensuring that the needs of the household are met with ease.

The property also benefits from a large private garden, which is beautifully maintained and perfect for outdoor activities or simply enjoying the fresh air. For those with vehicles, the garage comes equipped with in-house electric control, adding an extra layer of convenience.

This home is not just a place to live; it is a sanctuary that combines comfort, style, and practicality. With its desirable location and impressive features, this property is sure to attract interest. Don't miss the opportunity to make this beautiful house your new home.

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.

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# Minorca Close, Rochdale, OL11 5RP

## Offers In Excess Of £399,950

4 2 3

- Four Bedroom Detached Family Home
- Generous Private Rear Garden
- Garage And Off Road Parking Available
- Tenure - Leasehold
- Three Spacious Reception Rooms
- Bedroom With Wash Basin And Shower
- EPC Rating - TBC
- Large Fitted Kitchen
- Sought After Rochdale Location
- Council Tax Band - E

### Ground Floor

### Entrance Hall
14 x 5'9 (4.27m x 1.75m)

Doors leading to reception room one, kitchen and WC.

### Kitchen
14 x 8'6 (4.27m x 2.59m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate surfaces, tiled splashbacks, stainless steel sink and single draining board with mixer tap, induction hob, high rise integrated double oven, stainless steel extractor hood, integrated fridge freezer, plumbing for dishwasher, plumbing for washing machine, laminate flooring, door leading to rear garden.

### WC
6'4 x 3'3 (1.93m x 0.99m)

Dual flush WC, pedestal wash basin with mixer tap.

### Reception Room One
23'9 x 21'9 (7.24m x 6.63m)

UPVC double glazed window, central heating radiator.

### Reception Room Two
10'9 x 9 (3.28m x 2.74m)

UPVC double glazed window, central heating radiator.

### First Floor

### Landing
Doors leading to four bedrooms, bathroom and WC.

### Bedroom One
12'9 x 11'5 (3.89m x 3.48m)

UPVC double glazed window, central heating radiator.

### Bedroom Two
10'8 x 10 (3.25m x 3.05m)

UPVC double glazed window, central heating radiator.

### Bedroom Three
11'5 x 7'7 (3.48m x 2.31m)

UPVC double glazed window, central heating radiator.

### Bedroom Four
10 x 7'3 (3.05m x 2.21m)

UPVC double glazed window, central heating radiator, pedestal wash basin with mixer tap, direct feed walk in shower, fitted storage.

### Bathroom
7'7 x 5'4 (2.31m x 1.63m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal washbasin with mixer tap, panelled bath.

### WC
5'4 x 2'6 (1.63m x 0.76m)

UPVC double glazed window, central heating radiator, dual flush WC.

### External

### Rear
Enclosed large laid to lawn garden, bedding areas and shrubbery.

### Front
Brick blocked driveway leading to garage.

**Tel: 01706396140**

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