



31 Innes Close | Passmonds | Rochdale OL12 7BA

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Passmonds | OL12 7BA

Nestled on the perimeter of the development, this detached family home enjoys a privileged position with open views to the rear. This beautiful home offers a peaceful retreat within moments of excellent amenities, local schools, and convenient links to Rochdale, Bury, and the motorway network.

Upon entering, you are greeted by a stylish and spacious hallway that sets the tone for the home. A downstairs wc adds everyday convenience, while the layout flows effortlessly into the main living areas.

The first floor hosts three exceptional double bedrooms, each offering comfort, space, and versatility. The family bathroom boasts contemporary fittings and a calming, elegant aesthetic. The main bedroom provides a true sanctuary, complete with a beautifully finished private ensuite shower room.

The lounge is a serene and inviting setting, bathed in natural light during the day and designed for relaxation on those cosy nights in front of the fireplace. To the rear, the dining kitchen stands as the centrepiece of the home. Thoughtfully designed and finished to an outstanding standard, this space is ideal for family dining, stylish entertaining, or simply enjoying the garden outlook.

Occupying a premium plot that isn't overlooked, the rear garden provides a peaceful escape with an immaculate artificial lawn and a chic paved patio—perfect for al fresco dining and outdoor relaxation. A side driveway accommodates multiple vehicles and leads to a detached single garage with power, adding further practicality to this outstanding home.

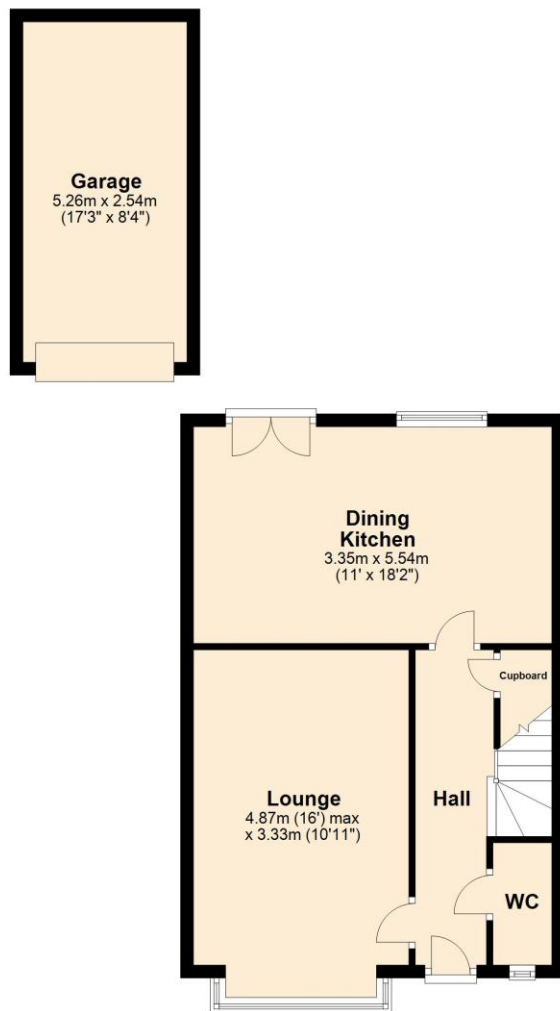




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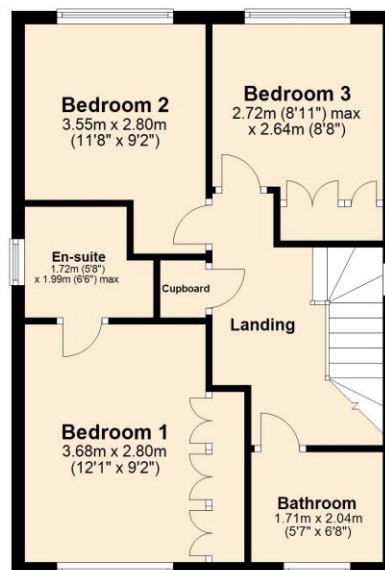
Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".