

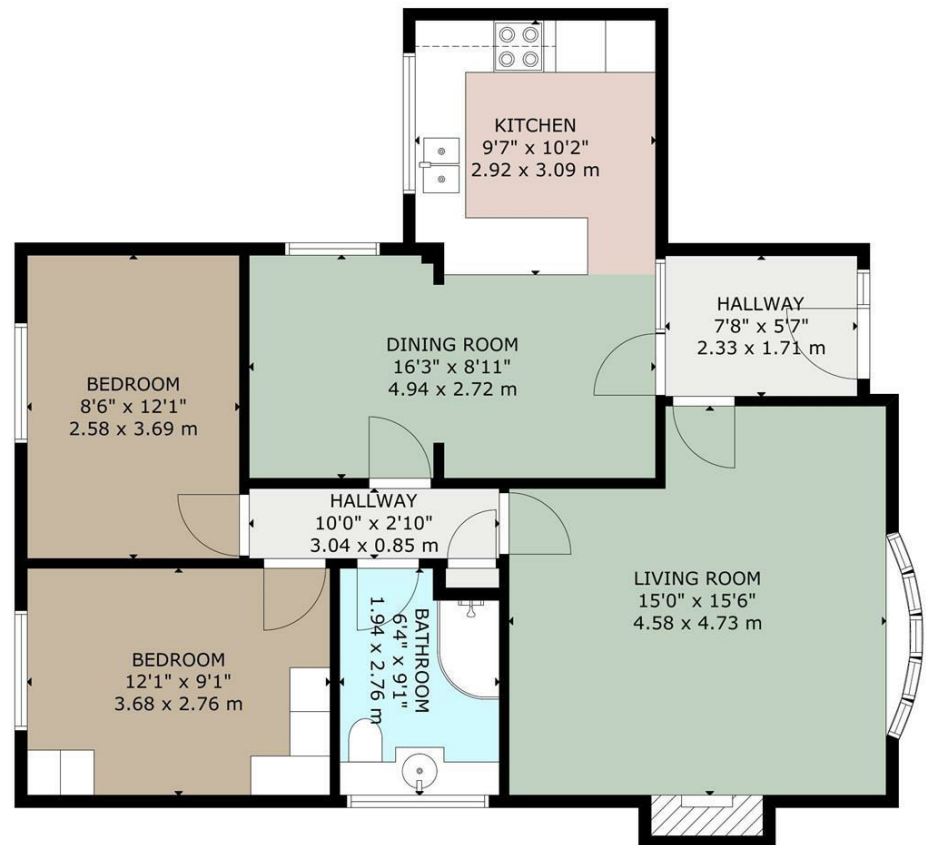


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**CHARLES LOUIS**

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GROSS INTERNAL AREA  
TOTAL: 77 m<sup>2</sup>/834 sq ft  
GROUND FLOOR: 77 m<sup>2</sup>/834 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## 12 Wood Hey Grove , Rochdale, OL12 9TY

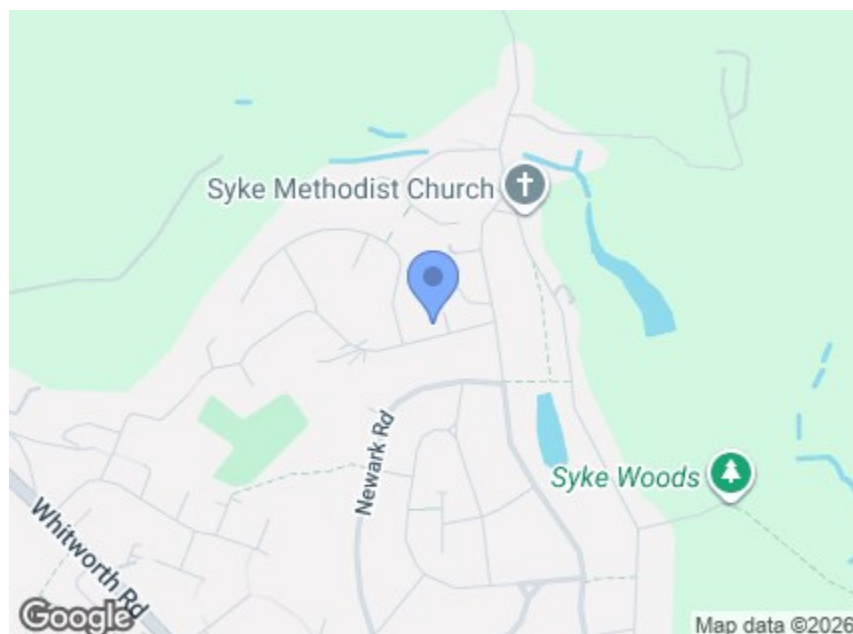
**Offers over £250,000**



- Detached two-bedroom bungalow
- Separate dining room and modern fitted kitchen
- Private driveway and attached garage
- Offered with no onward chain for a straightforward sale
- Bright and spacious living room with bay window
- Two generous double bedrooms and a three-piece bathroom suite
- Set within a quiet and well-kept cul-de-sac
- Tenure - Leasehold , Council Tax - Rochdale band D, EPC rated D

### Directions

Postcode - OL12 9TY What three words -  
///wing.behind.truth



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	71		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 61, Potential: 71.

Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Current: 61, Potential: 71.

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.

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# 12 Wood Hey Grove , Rochdale, OL12 9TY

Offered with no onward chain, 12 Wood Hey Grove is a spacious and well-maintained detached two-bedroom bungalow, located in a peaceful residential cul-de-sac in the sought-after area of Rochdale. With approximately 834 sq ft of internal space, the property is thoughtfully laid out and benefits from bright, well-proportioned rooms throughout.

The accommodation includes a large living room with bay window, a separate dining room, a modern fitted kitchen, two good-sized double bedrooms, and a three-piece bathroom suite. The layout provides excellent flexibility, with generous living space and the convenience of single-level living.

Externally, the property is set within a neat plot and benefits from an attached garage, driveway parking, and well-kept surrounding gardens. This detached bungalow is ideal for buyers seeking a quiet and low-maintenance home, with the added benefit of no onward chain for a smooth purchase process.

Situated close to local amenities, transport links, and scenic countryside, 12 Wood Hey Grove offers a rare opportunity in a desirable location.

## Entrance Hallway

7'8 x 5'7 (2.34m x 1.70m)

uPVC entrance door opening into a hallway, and through into the living room and dining room

## Living Room

15 x 15'6 (4.57m x 4.72m)

With a front facing double glazed bay window, coving, central ceiling light, gas fire and surround, radiator, central ceiling light and power points



## Dining Room

16'3 x 8'11 (4.95m x 2.72m)

uPVC double patio doors leading to the rear garden, coving, central ceiling light, radiator, central ceiling light and power points. Open plan to the kitchen area.



## Kitchen

9'7 x 10'2 (2.92m x 3.10m)

Double glazed window to rear elevation, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, integrated double oven, induction hob with extractor above fridge and dishwasher, wood effect laminate flooring and inset ceiling spot lights.



## Internal Hallway

10 x 2'10 (3.05m x 0.86m)

Leading to the living room, dining room, both bedrooms and the bathroom

## Bedroom One

12'1 x 9'1 (3.68m x 2.77m)

Front facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light.



## Bedroom Two

8'6 x 12'1 (2.59m x 3.68m)

Rear facing uPVC double glazed window, radiator, power points and central ceiling light.



## Bathroom

6'4 x 9'1 (1.93m x 2.77m)

Fully tiled with a three piece bathroom suite comprising of a glass screen enclosed walk in shower with a thermostatic shower, low flush WC and a hand wash basin with vanity, inset ceiling spot lights and a chrome heated towel rail.



## Rear Garden

An enclosed private rear garden with a flagged patio area and laid to lawn, borders with mature shrubs and bushes.



## Front Garden and Garage

Driveway parking and access to the front entrance and garage with an up and over door