



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Bramley Road, Rochdale, OL11 5QN Offers In Excess Of £450,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled on Bramley Road in the sought-after area of Rochdale, this exquisite detached family home is a true gem. Having been presented and updated to the highest standard, the property boasts immaculate presentation and modern fixtures throughout, making it an ideal choice for those seeking a stylish and comfortable living space.

The home features four generously sized double bedrooms, providing ample space for family living. The open plan kitchen and living area creates a welcoming environment, perfect for both entertaining and everyday family life. Additionally, a separate utility room and dining room enhance the functionality of the home, ensuring that all your needs are met.

With its neutral decoration and contemporary fittings, this property is ready for you to move straight in without the hassle of renovations. The absence of any chain delay further simplifies the buying process, allowing you to settle in quickly and enjoy your new home.

Outside, the property offers a double driveway and an added garage, providing convenient parking options. The enviable garden space is perfect for outdoor activities, gardening, or simply relaxing in the fresh air.

Situated in the most desirable location of Rochdale, this home is ideally positioned between the charming areas of Bamford and Norden, offering a blend of community spirit and accessibility to local amenities. This remarkable property is not just a house; it is a perfect family home waiting for you to make it your own.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience.

Bramley Road, Rochdale, OL11 5QN

Offers In Excess Of £450,000

 4  1  2  C

- Four Double Bedroom Detached Family Home
- Immaculately Presented Throughout
- Off Road Parking
- Tenure - Freehold
- Open Plan Kitchen And Living Area
- Generous Rear Garden Space
- EPC Rating - C
- Separate Dining Room And Utility Room
- Sought After Bamford And Norden Location
- Council Tax Band - E

Ground Floor

Entrance

Hardwood single glazed door to porch.

Porch

5'8 x 3'9 (1.73m x 1.14m)

Hardwood double glazed window, spotlights, luxury vinyl tile flooring, hardwood single glazed door to hall.

Hall

18 x 8'11 (5.49m x 2.72m)

Central heating radiator, doors to reception room, reception room/ dining room and utility room, stairs to first floor.

Reception Room

12'9 x 10'1 (3.89m x 3.07m)

UPVC double glazed window, central heating radiator.

Reception Room/ Dining Room

15'10 x 13'11 (4.83m x 4.24m)

Central heating radiator, television point, luxury vinyl tile flooring, open to kitchen, aluminium double glazed sliding door to rear.

Kitchen

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window, upright central heating radiator, range of matte wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven and four ring gas hob and extractor hood, integrated fridge freezer, integrated microwave, integrated dishwasher, integrated boiler, luxury vinyl tile flooring, hardwood double glazed door to rear.

Utility Room/ WC

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, plumbing for washing machine, luxury vinyl tile flooring.

First Floor

Landing

17'5 x 6'5 (5.31m x 1.96m)

UPVC double glazed window, central heating radiator, loft access, doors to four bedrooms and bathroom.

Bedroom One

15'10 x 14'1 (4.83m x 4.29m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'10 x 10'2 (3.91m x 3.10m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window, central heating radiator.

Bedroom Four

9'4 x 8 (2.84m x 2.44m)

UPVC double glazed window, central heating radiator.

Bathroom

8 x 7'8 (2.44m x 2.34m)

UPVC double glazed frosted window, chrome heated towel rail, four piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, electric feed corner shower enclosure, tiled elevations, spotlights, extractor fan, luxury vinyl tile flooring.

External

Rear

Enclosed laid to lawn garden, paving area, bedding areas, mature shrubbery.

Front

Laid to lawn garden with paving and bedding areas, mature shrubbery, off road parking and access to garage.



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