



1 Sheep Gap | Passmonds | Rochdale OL12 7AT

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This beautiful, detached family home enjoys an enviable corner plot position with a generous South-facing rear garden, offering excellent natural light throughout the day. Spacious, well-maintained, and thoughtfully designed, the property provides accommodation ideal for modern family living.

A welcoming entrance porch opens into a bright and airy reception hall, setting a graceful first impression. The spacious lounge is a beautifully proportioned room centred around a striking feature fireplace whilst at the heart of the home lies a well-designed breakfast kitchen, offering generous work surfaces, excellent storage, and ample space for informal family dining. The kitchen flows seamlessly into a stunning conservatory, a year-round living space benefiting from underfloor heating, panoramic garden views, and an abundance of natural light. Together, this open-plan configuration forms a sociable, multifunctional hub ideal for modern family life. Completing the ground floor accommodation is a practical utility room and guest wc.

The first floor offers four thoughtfully arranged bedrooms. The main bedroom is a kingsize room featuring fitted wardrobes and a private en-suite shower room. The other three

bedrooms are versatile and well-proportioned whilst being served by a contemporary family shower room.

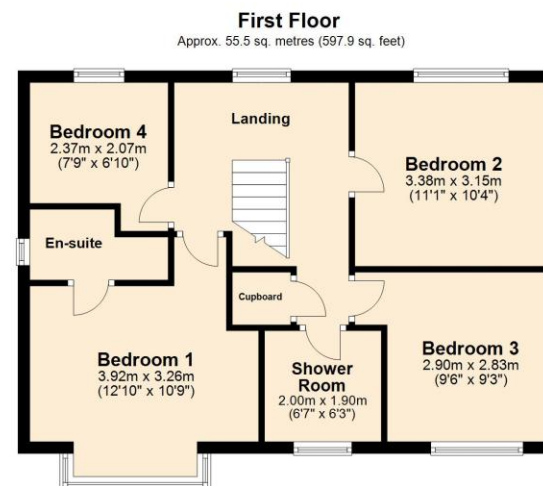
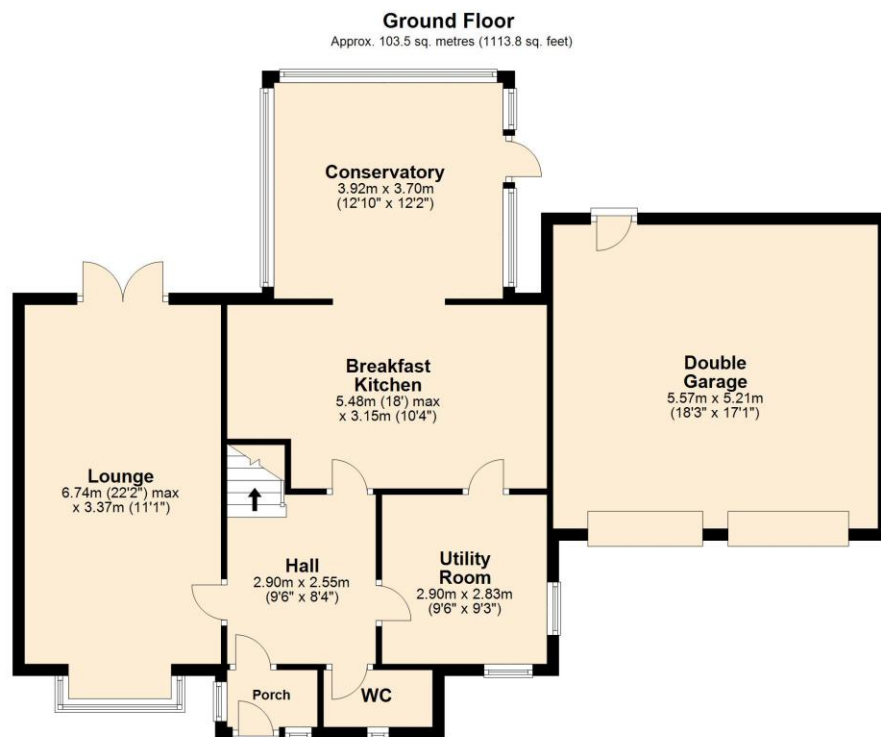
The property stands proudly on a superior corner plot with a key highlight of this residence being its expansive South-facing garden. Bathed in sunlight throughout the day and boasting attractive landscaping helps create a space perfect for entertaining, alfresco dining, or family play. To the side of the property, a double garage is accompanied by a spacious driveway, providing extensive off-road parking. This configuration also offers exciting potential for future extension (subject to the usual planning consents), making the home ideal for growing families or those seeking additional living space.

From its attractive kerb appeal to its thoughtfully planned interiors, this home is designed to provide an exceptional living experience in a highly desirable residential setting.





To view this property call Reside on **01706 356633**



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