



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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		

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.

Aldermeadow Close, Rochdale, OL12 7PW

Offers Over £365,000

Situated in the desirable Calderdale Estate in Norden, this charming detached family home presents an excellent opportunity for those seeking a property to personalise and make their own. With a neutral finish throughout, this residence serves as a perfect blank canvas, inviting you to infuse your unique style and vision.

The home boasts two well-proportioned reception rooms, including a spacious living room that offers a warm and welcoming atmosphere for family gatherings and entertaining guests. The open-plan kitchen diner is designed for modern living, providing a seamless flow between cooking and dining, making it an ideal space for family meals and social occasions. Additionally, the versatile second reception room can easily be transformed into an extra bedroom, accommodating the needs of a growing family or providing a comfortable guest space.

The property features three bedrooms, ensuring ample sleeping quarters for family members or visitors. With two bathrooms, morning routines can be managed with ease, adding to the convenience of family life.

Outside, the generous rear garden offers a delightful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. The driveway provides off-road parking for multiple vehicles, a valuable asset in this popular location.

Situated in a well-regarded area, this home enjoys good access to local amenities and commuter routes, making it an ideal choice for families and professionals alike. This property is not just a house; it is a place where you can create lasting memories and truly make it your own. Don't miss the chance to view this wonderful home and envision the possibilities it holds.

Some images have been virtually staged to help you envision your dream home.

Aldermeadow Close, Rochdale, OL12 7PW

Offers Over £365,000

**3****2****2****C**

- Tenure Freehold
 - Drive With Off Road Parking
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Renovated Throughout
 - Abundance Of Indoor And Outdoor Space
- EPC Rating C
 - Viewing Essential
 - Sought After Location

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

Smoke alarm, spotlights, stairs to first floor, doors to WC, reception room one, reception room two/bedroom four and wood effect flooring.

WC

4'7 x 4'5 (1.40m x 1.35m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

Reception Room Two/Bedroom Four

18'1 x 12'5 (5.51m x 3.78m)

UPVC double glazed window, central heating radiator and spotlights.

Reception Room One

18'1 x 12'2 (5.51m x 3.71m)

UPVC double glazed window, central heating radiator, television point, living flame gas fire with granite hearth and surround, wooden mantle, wood effect laminate flooring, spotlights, smoke alarm, and open access to dining/kitchen.

Dining/Kitchen

23'10 x 8'2 (7.26m x 2.49m)

Open plan, UPVC double glazed window, central heating radiator, wood effect laminate flooring and spotlights. The kitchen has a range of high gloss wall and base units, compact laminate worktops in marble effect, oven and microwave oven in a high rise unit, four ring electric hob, glass splash back, extractor hood, composite sink and drainer with mixer tap, integrated dishwasher and fridge freezer, UPVC double glazed French doors to rear garden, UPVC double glazed door to rear and door leading to the inner hall.

Inner Hall

6'5 x 2'11 (1.96m x 0.89m)

Wood effect laminate flooring and door to utility.

Utility

7'6 x 3'11 (2.29m x 1.19m)

Wood laminate flooring, plumbing for washing machine and access to a wall mounted Ideal combination boiler.

First Floor

Landing

Hardwood frosted window, spotlights, smoke alarm, doors to three bedrooms, bathroom and door leading to stairs to the second floor.

Bedroom One

13'4 x 8'8 (4.06m x 2.64m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

8'7 x 2'10 (2.62m x 0.86m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, PVC panel elevation, extractor fan, spotlights and tiled floor.

Bedroom Two

9'9 x 8'8 (2.97m x 2.64m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

8'2 x 6'7 (2.49m x 2.01m)

UPVC double glazed window, central heating radiator, television point and spotlights.

Bathroom

6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, PVC panelling, extractor fan, spotlights, tiled elevation and tiled floor.

Second Floor

Attic Room

12'10 x 7'10 (3.91m x 2.39m)

Velux window, spotlights and under eave storage areas.

External

Front

Drive for off road parking for numerous vehicles.

Rear

Raised laid to lawn garden, paving, decking, bedding areas with mature shrubbery.



Tel: 01706396140

www.keenans-estateagents.co.uk