



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(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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## Sheffield Lane, Rochdale, OL11 5XZ

### £240,000

#### AN EXCEPTIONAL FAMILY HOME

Nestled in the heart of Norden, this exceptional semi-detached family home offers a perfect blend of spacious living and stylish interiors. The property boasts three generously sized bedrooms, providing ample space for family life. Additionally, a partially converted loft space presents an ideal opportunity for a home office, catering to the needs of modern living.

The heart of the home is undoubtedly the open-plan kitchen diner, which is perfect for both entertaining and everyday family meals. The fantastic utility extension, featuring a downstairs W/C adds practicality, while the added garage provides valuable storage or parking options. The neutral decoration throughout the property creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste.

Outside, the property features delightful garden spaces both at the front and rear. The front garden is not overlooked, ensuring a sense of privacy, while the rear garden offers stunning views, making it a perfect retreat for relaxation or outdoor activities.

This home truly embodies the essence of family living in a desirable location. With its spacious rooms, beautiful gardens, and stylish features, it is a property not to be missed. Whether you are looking to settle down or seeking a new family home, this residence is sure to impress.

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

# Shelfield Lane, Rochdale, OL11 5XZ

£240,000



- Tenure Freehold
- Off Road Parking With Access To Garage
- Spacious Utility/WC
- Close Proximity To Local Amenities
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ample rear Garden Space
- EPC Rating D
- Ideal Family Home
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

5' x 3'6 (1.52m x 1.07m)

Central heating radiator, coving, fitted storage, wood effect laminate flooring and door to reception room.

### Reception Room

15'8 x 14'8 (4.78m x 4.47m)

UPVC double glazed window, central heating radiator, coving, electric fire with granite effect hearth and surround, television point, under stairs storage, wood effect laminate flooring and door to kitchen/dining area.

### Kitchen/Dining Area

14'8 x 8'3 (4.47m x 2.51m)

Two UPVC double glazed windows, central heating radiator, range of wood effect panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob, extractor hood, space for fridge freezer, plumbed for washing machine, coving, wood effect laminate flooring, door to utility room and UPVC double glazed frosted door to rear.

### Utility Room/WC

8'5 x 7'7 (2.57m x 2.31m)

UPVC double glazed frosted window, central heating radiator, plumbed for washing machine, dryer, vanity top wash basin with mixer tap, dual flush WC, spotlights and lino flooring.

## First Floor

### Landing

7'11 x 6' (2.41m x 1.83m)

UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

14'3 x 8'4 (4.34m x 2.54m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bedroom Two

9'10 x 8'4 (3.00m x 2.54m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'9 x 6' (2.97m x 1.83m)

UPVC double glazed window, central heating radiator, over stairs storage and wood effect lino flooring.

### Bathroom

6' x 5'11 (1.83m x 1.80m)

UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap and direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, wood clad to ceiling, spotlights, extractor fan and wood effect lino flooring.

## Second Floor

### Loft Room

14'8 x 5'7 (4.47m x 1.70m)

### External

### Rear

Garden with decking, laid to lawn, bedding areas and mature shrubs.

### Front

Garden with laid to lawn, bedding areas, mature shrubs, off road parking and access to garage.



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