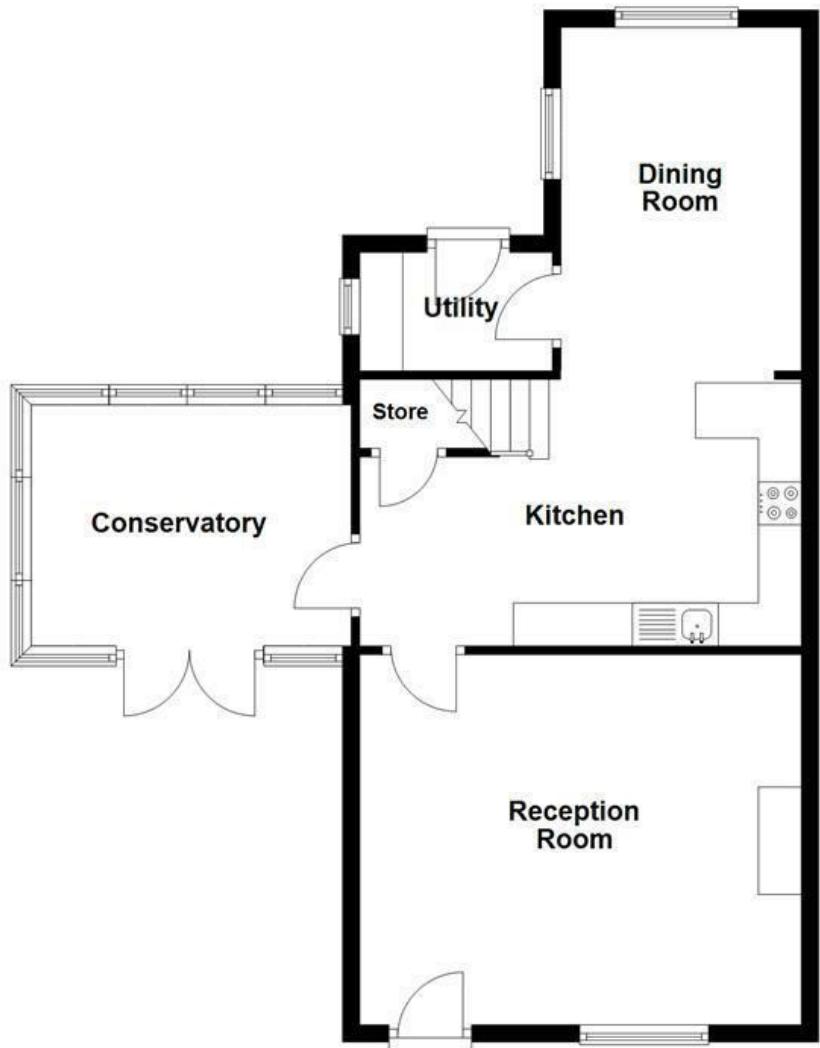
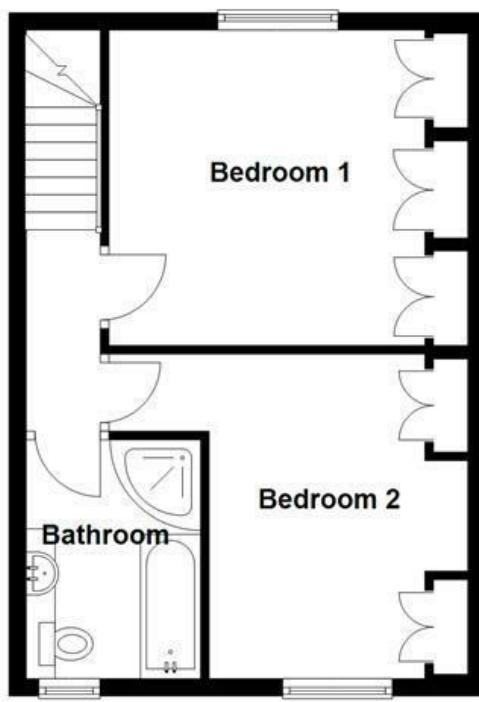


### Ground Floor



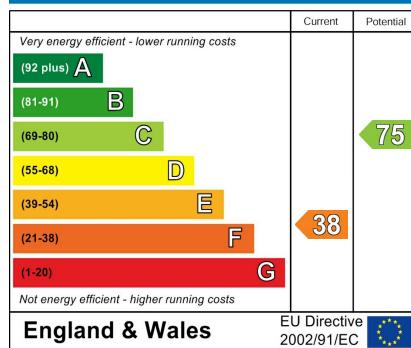
### First Floor



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## Energy Efficiency Rating



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# Healey Dell, Rochdale, OL11 4DQ

## £299,950

CHARMING TWO BEDROOM END TERRACE PROPERTY IN A PICTURESQUE LOCATION

Welcome to Healey Dell, Rochdale, this impressive end terrace house offers a delightful location, making it an ideal home for couples or small families.

Upon entering, you are welcomed into a cosy lounge, complete with a warm and inviting fireplace, leading seamlessly into the dining room, creating an open-plan space that is perfect for entertaining. The property also features a well-appointed kitchen, two double bedrooms, and a family bathroom.

The garden itself is a true highlight, offering breathtaking views of the river and a peaceful setting.

Additionally, the property benefits from a resident car park and a garage, ensuring that parking is never a problem. Healey Dell is a wonderful opportunity for those seeking a serene lifestyle in a beautiful setting.

# Healey Dell, Rochdale, OL12 6BG

£299,950



- Exceptional End Terrace Property
- Ample Living Space
- Garage to Rear
- EPC Rating F

## Ground Floor

Block paving, bedding and stone chippings.

## Reception Room

16'10 x 14'2 (5.13m x 4.32m )

UPVC double glazed frosted leaded front door, UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire, wood effect laminate flooring, door to kitchen and UPVC double glazed sliding door to side elevation.

## Kitchen

16'10 x 10'2 (5.13m x 3.10m)

Central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for dishwasher, wood cladding to ceiling, tiled flooring, under stairs storage, open to dining room, door to conservatory and stairs to first floor.

## Dining Room

13'1 x 9'7 (3.99m x 2.92m)

Two UPVC double glazed windows, central heating radiator, coving, wood effect laminate flooring and door to utility.

## Utility

7'4 x 4'6 (2.24m x 1.37m )

UPVC double glazed frosted window, plumbing for washing machine, tiled flooring and UPVC single glazed door to rear.

## First Floor

### Landing

15'9 x 2'11 (4.80m x 0.89m)

Two UPVC double glazed windows, loft access, doors leading to two bedrooms and bathroom.

### Bedroom One

13'0 x 12'1 (3.96m x 3.68m )

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

### Bedroom Two

- Two Double Bedrooms
- Stunning Garden to Rear
- Tenure Freehold
- Four Piece Bathroom Suite
- Resident Car Park Available
- Council Tax Band B



13'0 x 12'6 (3.96m x 3.81m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

## Bathroom

9'1 x 6'8 (2.77m x 2.03m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, electric feed shower enclosed, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

## External

### Rear

Enclosed garden with laid to lawn, paving, bedding areas, stone chippings, composite decking, pergola, pond, mature shrubbery and trees.

### Front

**Tel: 01706396140**

