



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Stott Street, Rochdale, OL16 2SB

£300,000

THE PERFECT FAMILY HOME

Nestled in the highly sought-after area of Hurstead, Rochdale, this exquisite detached house offers a perfect blend of modern living and comfort. The property has been meticulously updated to the highest standard, showcasing immaculate presentation, stylish decoration, and contemporary fixtures throughout.

Upon entering, you are welcomed into two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is a modern kitchen that seamlessly connects to the living areas, creating a warm and inviting atmosphere. This property boasts three generously sized double bedrooms, ensuring ample space for family and guests alike. With three bathrooms, including two well-appointed ones, convenience is at your fingertips.

The outdoor space is equally impressive, featuring an enviable garden to the rear, perfect for enjoying sunny days or hosting gatherings. The property also benefits from a double driveway and an integral garage, providing ample parking and storage solutions.

One of the standout features of this home is the breath-taking panoramic countryside views that can be enjoyed from various vantage points within the property. This delightful residence is truly the perfect family home, ready for you to move straight in and start creating lasting memories. Don't miss the opportunity to make this stunning property your own.

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

Stott Street, Rochdale, OL16 2SB

£300,000

 3  2  2  C

- Beautifully Presented Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating C
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

19'11 x 6'5 (6.07m x 1.96m)
Composite double glazed frosted front door, central heating radiator, coving, smoke detector, wood effect laminate flooring, doors leading to reception room, kitchen, dining room, WC and utility.

WC

4'9 x 3'9 (1.45m x 1.14m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, spotlights, extractor fan and wood effect laminate flooring.

Dining Room

11'6 x 8'3 (3.51m x 2.51m)
UPVC double glazed bay window, central heating radiator and wood effect laminate flooring.

Reception Room

15'0 x 11'4 (4.57m x 3.45m)
Two UPVC double glazed windows, central heating radiator, coving, television point and UPVC double glazed French doors to rear.

Kitchen

14'6 x 8'1 (4.42m x 2.46m)
UPVC double glazed window, two central heating radiators, range of high gloss wall and base units with slate effect work surfaces and splashback, composite sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated microwave, spotlights, wood effect laminate flooring and UPVC double glazed frosted door to side elevation.

Utility

10'7 x 8'3 (3.23m x 2.51m)
Plumbing for washing machine, space for dryer, integrated Vaillant boiler and door to garage.

Garage

8'4 x 8'2 (2.54m x 2.49m)
Power, lighting and up and over garage door.

First Floor

Landing

13'0 x 6'1 (3.96m x 1.85m)
UPVC double glazed window, central heating radiator, coving, loft access, smoke detector, doors leading to three bedrooms, bathroom and storage cupboard.

Bedroom One

11'4 x 11'1 (3.45m x 3.38m)
Two UPVC double glazed windows, central heating radiator, coving, wood panel elevation and door to en suite.

En Suite

6'9 x 4'4 (2.06m x 1.32m)
UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, dual flush WC, pedestal wash basin with traditional taps, tiled elevations, spotlights and extractor fan.

Bedroom Two

10'0 x 9'9 (3.05m x 2.97m)
UPVC double glazed window, central heating radiator, acoustic wood panel elevation and fitted wardrobe.

Bedroom Three

9'9 x 7'10 (2.97m x 2.39m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

8'0 x 6'5 (2.44m x 1.96m)
UPVC double glazed frosted circular window, central heating radiator, panel bath with traditional taps, overhead direct feed rainfall shower and rinse head, pedestal wash basin with traditional taps, dual flush WC, tiled elevations, spotlights, extractor fan and granite effect vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio, stone chippings and timber shed.

Front

Block paved driveway and access to garage.

