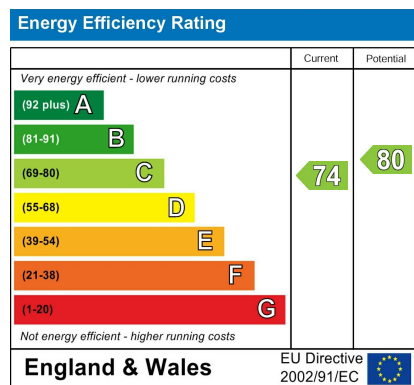
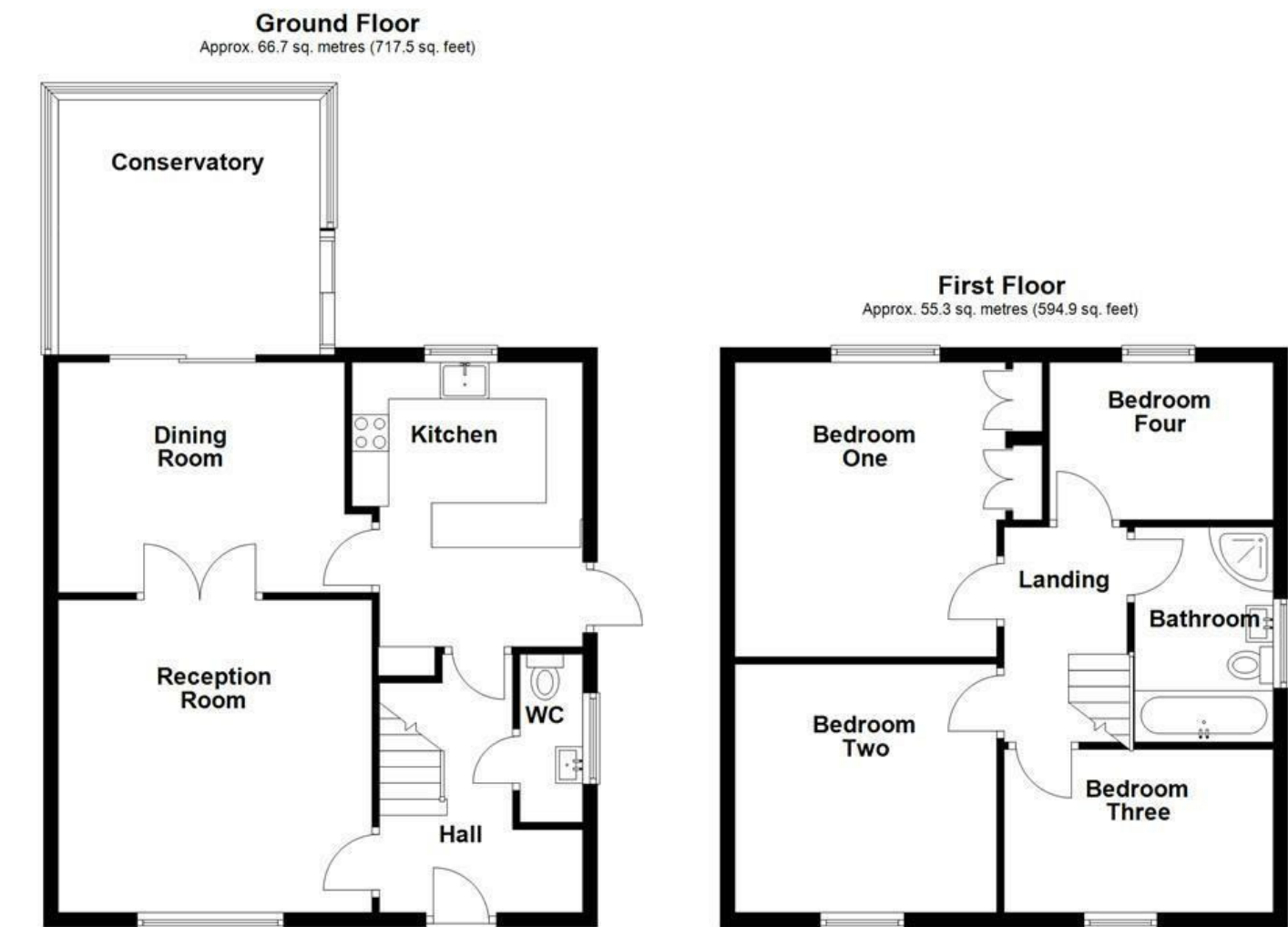




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Heald Close, Rochdale, OL12 7HJ

£375,000

AN EXQUISITE DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT

Nestled in the charming area of Heald Close, Rochdale, this stunning detached home is an ideal choice for families or those looking to upsize. Built in 1972, the property boasts a spacious layout that is both practical and inviting.

Upon entering, you will find two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The sunroom offers a delightful space to relax and soak up the natural light, while the kitchen provides a functional area for culinary creations. A convenient WC is also located on the ground floor, adding to the home's practicality.

As you ascend to the first floor, you will discover four generously sized bedrooms, each offering a comfortable retreat for family members or guests. The bathroom is thoughtfully positioned to serve all bedrooms, ensuring ease of access.

The exterior of the property is equally impressive, featuring a large rear garden that presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, a spacious driveway at the front of the house provides ample parking for multiple vehicles, enhancing the convenience of this lovely home.

This property is not just a house; it is a place where memories can be made and cherished. With its ideal location and family-friendly features, this home is a must-see for anyone seeking a delightful living space in Rochdale.

Heald Close, Rochdale, OL12 7HJ

£375,000

 4  1  3  C

- An Exceptional Detached Property
- Modern Fixtures And Fittings
- Off Road Parking With Garage
- Tenure Leasehold
- Four Bedrooms
- Sought After Location With Impressive Views
- EPC Rating TBC
- Three Living Areas
- Located On An Impressive Plot
- Council Tax Band D

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

10'3 x 9'1 (3.12m x 2.77m)

Coving, herringbone wood effect laminate flooring, doors to the WC, reception room and kitchen, staircase with oak balustrade to the first floor.

Reception Room

14 x 14'1 (4.27m x 4.29m)

UPVC double glazed window, central heating radiator, central heating radiator, coving, two feature wall lights, gas fire, television point, single glazed double doors to the dining room.

Dining Room

12'4 x 10'4 (3.76m x 3.15m)

Central heating radiator, UPVC double glazed sliding doors to the conservatory, door to the kitchen.

Conservatory

11'8 x 11'5 (3.56m x 3.48m)

UPVC double glazed surrounding windows, central heating radiator, polycarbonate roof, UPVC double glazed French doors to the rear.

Kitchen

12'9 x 10'4 (3.89m x 3.15m)

UPVC double glazed window, upright central heating radiator, a range of panelled wall and base units, marble surface, inset stainless steel sink with a high spout mixer tap, integrated electric high rise oven with a four ring induction hob and extractor hood, integrated dishwasher, washing machine and fridge freezer and breakfast bar, spotlights, herringbone wood effect laminate flooring, UPVC double glazed frosted door to the rear.

WC

7'6 x 2'10 (2.29m x 0.86m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, herringbone wood effect laminate flooring.

First Floor

Landing

9'7 x 5'6 (2.92m x 1.68m)

Loft access, coving, doors to four bedrooms and bathroom.

Bedroom One

13'5 x 12'6 (4.09m x 3.81m)

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

Bedroom Two

11'6 x 11 (3.51m x 3.35m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'1 x 7'6 (3.68m x 2.29m)

UPVC double glazed window, central heating radiator.

Bedroom Four

10'5 x 7'4 (3.18m x 2.24m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

9'7 x 5'4 (2.92m x 1.63m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, wood effect PVC panelled bath with mixer tap and rinse head, direct feed walk in shower, tiled elevations, spotlights, PVC to the ceiling, LED mirror, tiled effect vinyl flooring.

External

Front

Laid to lawn garden with bedding, mature shrubs, paved driveway and access to the garage.

Rear

Enclosed tiered garden with laid to lawn, decking, bedding, mature shrubs, greenhouse and woodland views.



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