

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	70	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Whitemoss, Rochdale, OL12 7GF

Offers In Excess Of £200,000

AN OUTSTANDING FAMILY HOME

Welcome to this outstanding semi-detached family home located in the desirable area of Whitemoss, Rochdale. This property has been presented and maintained to the highest standard, showcasing immaculate presentation throughout. Set on an impressive plot, it offers a perfect blend of comfort and style.

The home features two generously sized double bedrooms, providing ample space for relaxation and rest. The added conservatory enhances the living area, allowing for a bright and airy atmosphere, ideal for family gatherings or quiet evenings. The neutral decoration throughout the property creates a warm and inviting environment, making it easy for you to add your personal touch.

Outside, you will find spacious gardens both at the front and rear, perfect for outdoor activities or simply enjoying the fresh air. The rear garden is particularly appealing as it is not overlooked, offering a sense of privacy and tranquillity. Additionally, the property benefits from ample off-road parking, ensuring convenience for you and your guests.

Situated in one of the most sought-after locations, this home is conveniently close to bus routes, local schools, and various amenities. It also provides easy access to major motorway and network links, making commuting a breeze.

Whitemoss, Rochdale, OL12 7GF

Offers In Excess Of £200,000

 **2**  **1**  **1**  **C**

- Immaculate Semi Detached Property
- Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Perfect First Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Porch

3'11 x 2'11 (1.19m x 0.89m)
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator and door to reception room.

Reception Room

15'7 x 11'10 (4.75m x 3.61m)
UPVC double glazed window, central heating radiator, television point, under stairs storage, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

11'10 x 9'0 (3.61m x 2.74m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for double oven, integrated extractor hood, space for fridge freezer, plumbing for dishwasher and washing machine, extractor fan, tiled flooring and UPVC double glazed sliding door to conservatory.

Conservatory

10'7 x 10'4 (3.23m x 3.15m)
UPVC double glazed windows, polycarbonate roof, central heating radiator, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'11 x 2'9 (2.41m x 0.84m)
Loft access, doors leading to two bedrooms and bathroom.

Bedroom One

11'10 x 9'0 (3.61m x 2.74m)
UPVC double glazed window and central heating radiator.

Bedroom Two

11'10 x 7'4 (3.61m x 2.24m)
UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 4'6 (2.67m x 1.37m)
UPVC double glazed frosted window, central heated towel rail, low basin WC, PVC panel bath with mixer tap, and overhead electric feed shower, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, over stairs storage and wood effect laminate flooring.

External

Rear

Enclosed tiered garden with paving, bedding and mature shrubbery.

Front

Laid to lawn garden with mature shrubbery and concrete resin driveway.



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