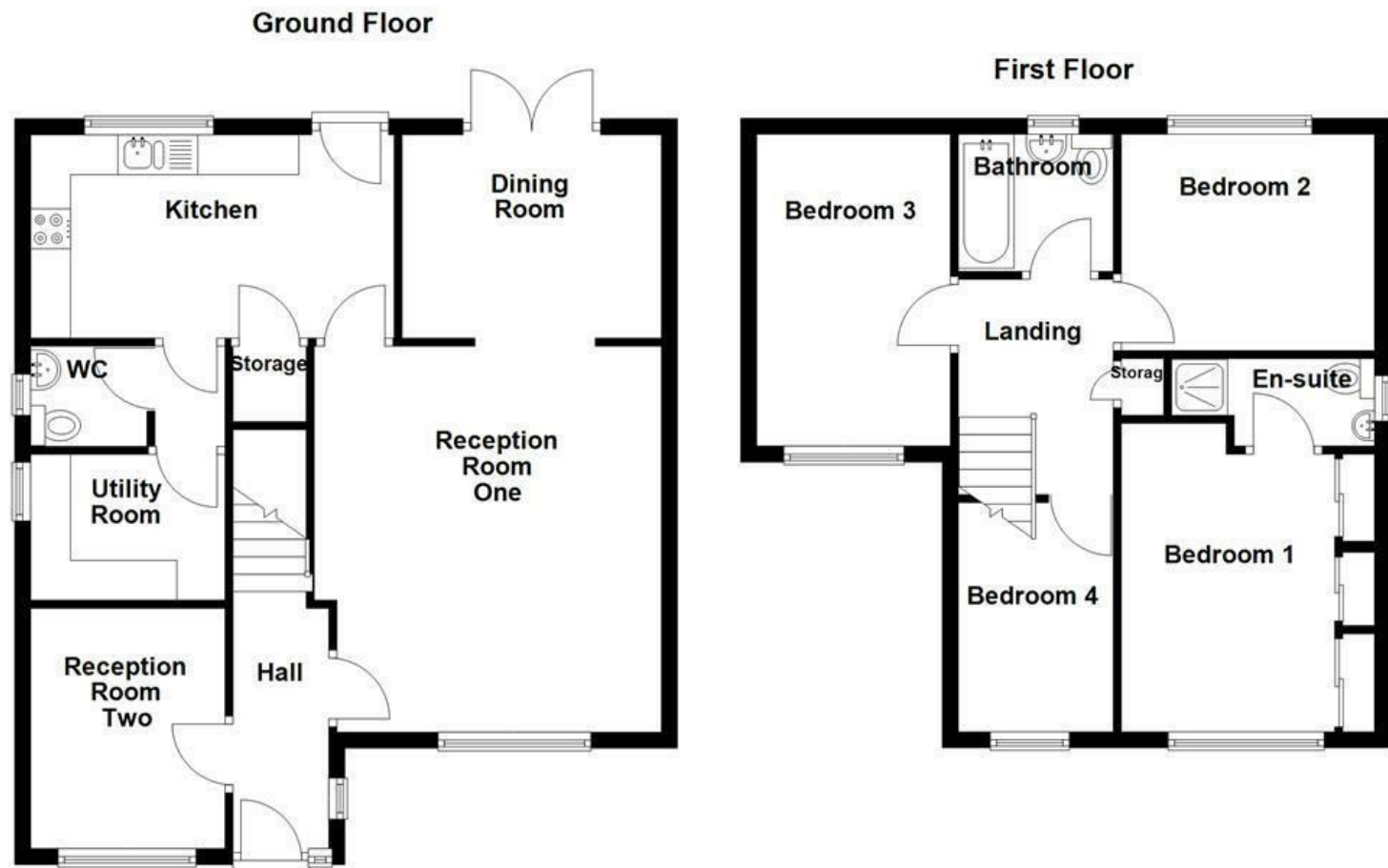




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Barathea Close, Rochdale, OL11 3LY

Offers Over £350,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Welcome to this charming detached family home located on the desirable Barathea Close in Rochdale. This property boasts three generously sized bedrooms, making it an ideal choice for families seeking comfort and space. The home is ready for you to move in, allowing for a seamless transition into your new living environment.

As you approach the property, you will appreciate the convenience of a driveway that accommodates multiple vehicles, ensuring ample parking for family and guests. The beautifully landscaped rear garden offers a tranquil outdoor space, perfect for relaxation or entertaining during the warmer months.

Inside, the modern kitchen is well-equipped and features a utility room, providing practicality for everyday living. The spacious lounge, which opens into the dining area, creates a welcoming atmosphere for family gatherings and social occasions. Additionally, the separate snug room offers a cosy retreat, ideal for quiet evenings or family movie nights.

The property also includes a downstairs WC and a family bathroom, enhancing the functionality of the home. This delightful home combines modern living with thoughtful design, making it a perfect choice for those looking to settle in great location.

In summary, this detached house on Barathea Close is a wonderful opportunity for families seeking a well-appointed home in Rochdale. With its ample space, modern amenities, and inviting outdoor area, it is sure to meet all your needs. Do not miss the chance to make this lovely property your own.

Barathea Close, Rochdale, OL11 3LY

Offers Over £350,000

 4  2  3  C

- Tenure Freehold
 - Off Road Parking With Driveway
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Envious Landscaped Rear Garden
 - Abundance Of Indoor And Outdoor Space
- EPC Rating D
 - Viewing Essential
 - Sought After Location

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

11'3 x 3'11 (3.43m x 1.19m)

Hard wood feature leaded window, coving, stairs to first floor, doors to two reception rooms and wood effect flooring.

Reception Room One

15'9 x 12'1 (4.80m x 3.68m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, electric fire, door to kitchen and open to dining room.

Dining Room

10'8 x 8'6 (3.25m x 2.59m)

Coving, central heating radiator and UPVC double glazed French doors to rear.

Kitchen

14'9 x 8'2 (4.50m x 2.49m)

UPVC double glazed window, central heating radiator, gloss wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated double oven in a high rise unit, four ring electric hob, tiled splash back, extractor hood, integrated fridge freezer and dish washer, spotlights, tiled floor, doors to WC, utility and storage, UPVC double glazed frosted door to rear.

Utility

7'10 x 6'1 (2.39m x 1.85m)

UPVC double glazed frosted window, panel wall and base units, wood effect surface, space for fridge freezer, plumbed for washing machine and loft access.

WC

4'9 x 4'2 (1.45m x 1.27m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and wood effect lino flooring.

Reception Room Two

9'6 x 7'10 (2.90m x 2.39m)

UPVC double glazed window, central heating radiator andf spotlights.

First Floor

Landing

8'7 x 6'9 (2.62m x 2.06m)

Loft access, smoke alarm, storage, doors to four bedrooms and bathroom.

Bedroom One

12'7 x 10'8 (3.84m x 3.25m)

UPVC double glazed window, central heating radiator, storage and door to en suite.

En Suite

8'6 x 3'8 (2.59m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, enclosed direct feed shower, tiled elevation and lino flooring.

Bedroom Two

10'2 x 8'9 (3.10m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'11 x 8'7 (3.94m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'10 x 6'2 (3.00m x 1.88m)

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

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevation and tiled floor.

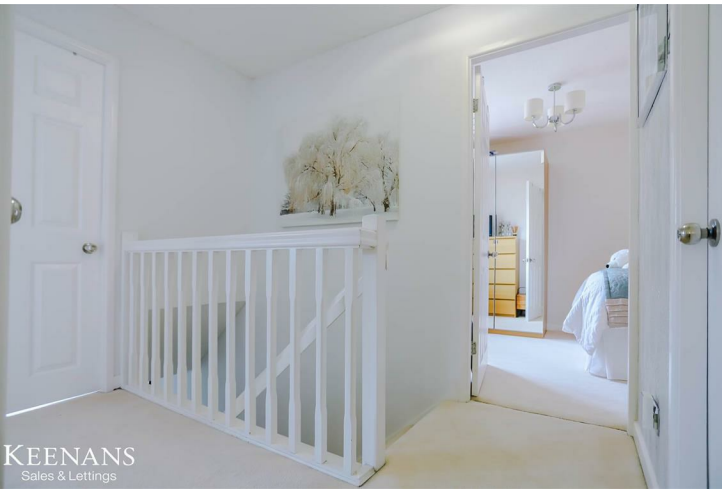
External

Front

Paved drive, stone chippings and laid to lawn garden.

Rear

Enclosed laid to lawn garden, Indian stone paving, decking and stone chippings.



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