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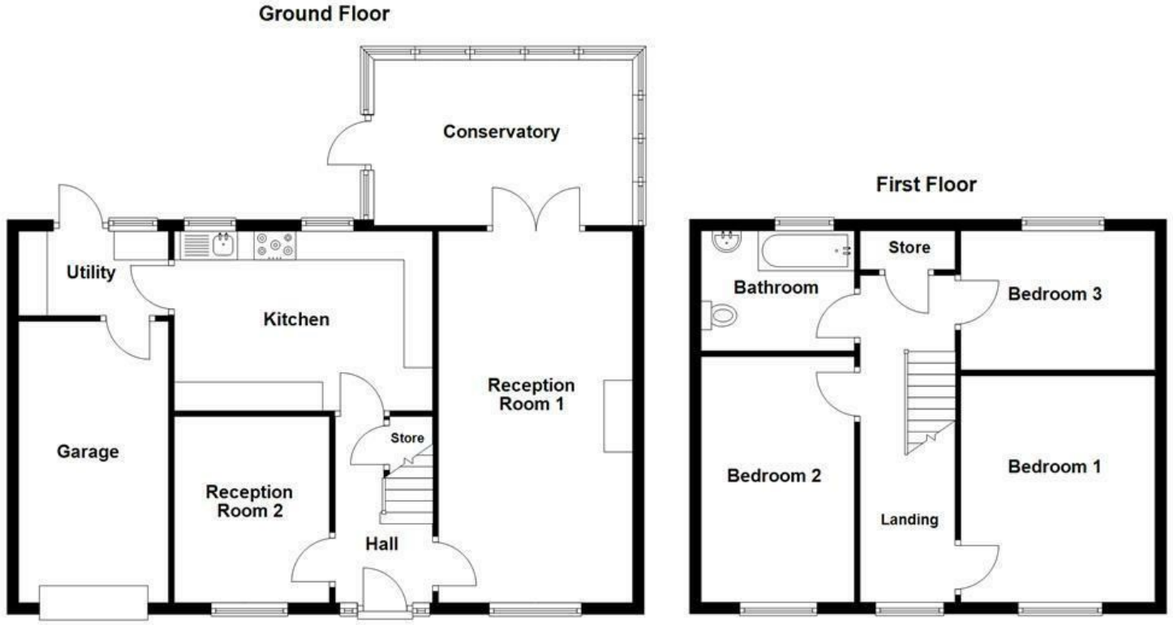









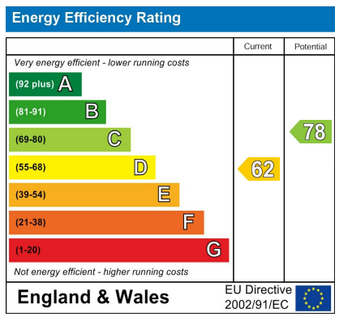

Minorca Close, Rochdale, OL11 5RP

Offers In Excess Of £365,000

AN ATTRACTIVE DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Nestled in the highly desirable Minorca Close, Norden, within close proximity to Whittaker Moss Primary School and within walking distance to Ashworth Valley, this attractive three-bedroom detached family home presents an excellent opportunity for those seeking comfort and space. Set on a generous plot, the property boasts lawned gardens both at the front and rear, providing a perfect setting for outdoor activities and relaxation. The block-paved driveway offers ample off-road parking, ensuring convenience for residents and guests alike.

Inside, the home features two spacious reception rooms that create a warm and inviting atmosphere, ideal for family gatherings or entertaining friends. The addition of a conservatory enhances the living space, allowing for versatile use throughout the year. Each of the good-sized bedrooms is well-suited for a growing family, providing ample room for personalisation and comfort.

This home has been significantly enhanced in recent years, with a complete new roof including soffits, fascia boards, gutters and new triple glazed windows throughout. Three sides of the property have been rendered, giving it a fresh and modern appearance, whilst the ground floor features stylish Amtico herringbone flooring. The conservatory benefits from a new insulated roof, ensuring comfort all year round.

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.

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Minorca Close, Rochdale, OL11 5RP

Offers In Excess Of £365,000

3 1 2 D

- Impressive Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Desirable Location
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed front entrance door with Ultion lock and triple glazed window leading to entrance hall.

Entrance Hall

10'8 x 5'7 (3.25m x 1.70m)

Central heating radiator, coving, smoke alarm, parquet Amtico flooring, under stairs storage, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

17'10 x 11'2 (5.44m x 3.40m)

UPVC triple glazed window, central heating radiator, media wall with television point, electric fireplace with limestone surround and remote, Amtico parquet flooring and double doors to conservatory.

Conservatory

14'10 x 9'6 (4.52m x 2.90m)

UPVC double glazed windows, newly insulated pitched solid roof, spotlights and UPVC double glazed door to rear.

Reception Room Two

10'8 x 8'11 (3.25m x 2.72m)

UPVC triple glazed window, central heating radiator, and Amtico parquet flooring.

Kitchen

15'1 x 6'11 (4.60m x 2.11m)

Two UPVC triple glazed windows, central heating radiator, range of wall and base units with laminate work surfaces and tiled splashback, Belling range cooker with five ring gas hob and extractor hood, two and a half bowl stainless steel sink and drainer with mixer tap, plumbing for dishwasher, space for fridge freezer, spotlights, Amtico parquet flooring and door to utility.

Utility

7'10 x 4'10 (2.39m x 1.47m)

UPVC triple glazed window, wall mounted boiler, plumbing for washing machine, space for dryer, vinyl flooring, door to garage and UPVC double glazed frosted door to rear.

Garage

16'1 x 8'7 (4.90m x 2.62m)

Hormann electric sectional up and over door.

First Floor

Landing

UPVC triple glazed window, loft access, coving, doors leading to three bedrooms, family bathroom and storage.

Loft

Partially boarded with LED lights and no ladders.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC triple glazed window, central heating radiator, fitted wardrobes and television point.

Bedroom Two

12' x 9'2 (3.66m x 2.79m)

UPVC triple glazed window and central heating radiator.

Bedroom Three

11'5 x 6'8 (3.48m x 2.03m)

UPVC triple glazed window and central heating radiator.

Bathroom

9' x 5'6 (2.74m x 1.68m)

UPVC triple glazed window, central heated towel rail, low basin WC, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, extractor fan, fully tiled elevations and tiled flooring.

External

Rear

Laid to lawn garden with paved patio, seating area and slate chippings.

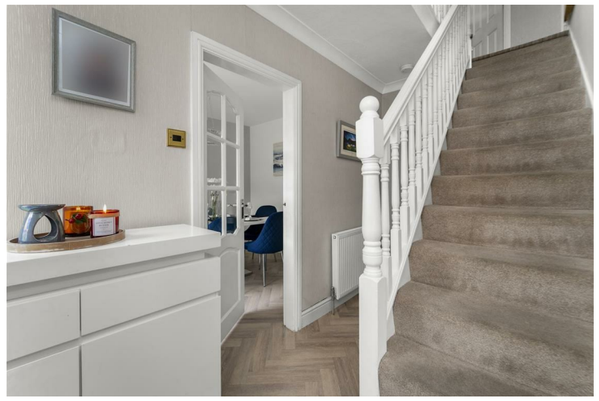
Front

Laid to lawn garden with mature trees and block paved driveway providing off road parking for numerous vehicles.

















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