

Foot Wood Crescent, Rochdale, OL12 6PB

£625,000


A DELUXE DETACHED FAMILY HOME

Positioned at the head of sought-after Foot Wood Crescent, a tranquil cul-de-sac in Shawclough, this exquisite detached house has been meticulously upgraded and is now available for discerning buyers. This property stands out with its impressive layout, featuring two elegant reception rooms that provide ample space for both relaxation and entertainment.

At the heart of the home lies a stunning open plan kitchen and living area, designed to offer a spacious and luxurious environment for family gatherings and social occasions. The lower ground floor is particularly noteworthy, as it boasts its own self-contained annex, complete with an additional kitchen, living space, and two well-proportioned bedrooms. This versatile area is perfect for guests or extended family.

The property is set on a generous plot, surrounded by beautifully maintained gardens that enhance its appeal. A delightful balcony offers a perfect spot to enjoy the serene woodland views, while the south-facing garden ensures plenty of sunlight throughout the day. For those with vehicles, the property provides ample off-road parking, along with the convenience of a garage.

With five spacious bedrooms and three modern bathrooms, this home is designed to accommodate the needs of a growing family or those who enjoy hosting visitors. The combination of

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 5  3  4  D

- Deluxe Detached Family Home
- Open Plan Living Space
- Off Road Parking
- Tenure - Freehold
- Five Spacious Bedrooms
- South Facing Garden
- EPC Rating - D
- Self Contained Annex
- Woodland Views And Balcony
- Council Tax Band - E

Ground Floor

Entrance

Composite door to open plan reception room/kitchen.

Open Plan Reception Room/Kitchen

28'4 x 20'8 (8.64m x 6.30m)

Central heating radiator, under floor heating, air conditioning, a range of grey gloss wall and base units, granite effect surfaces, inset composite double sink with mixer tap and Quooker boiling water tap, double integrated high rise Indesit ovens, Hotpoint combination oven and microwave, integrated full length fridge freezer, five ring induction hob, spotlights, integrated sound system, integrated television unit, television point, unit lighting, centre island, tiled flooring, open to hall, aluminium double glazed bi-folding doors to rear, aluminium double glazed French doors to front, stairs to lower ground floor.

Hall

14'4 x 10'5 (4.37m x 3.18m)

Aluminium double glazed window, upright central heating radiator, spotlights, smoke alarm, oak doors to bedroom two, bedroom three, office, under stairs storage and wet room, stairs to first floor.

Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

Aluminium double glazed window, central heating radiator, spotlights.

Bedroom Three

10'1 x 10 (3.07m x 3.05m)

Aluminium double glazed window, central heating radiator, spotlights.

Wet Room

10'4 x 6'2 (3.15m x 1.88m)

Aluminium double glazed frosted window, heated towel rail, a three piece suite comprising of a direct feed rainfall open shower with rinse head, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevations, LED mirror, inset shelving with downlights, spotlights, tiled flooring.

Office

7'3 x 3'11 (2.21m x 1.19m)

Aluminium double glazed window.

First Floor

Landing

6'8 x 5'4 (2.03m x 1.63m)

Storage cupboard, spotlights, smoke alarm, door to bedroom one.

Bedroom One

15'2 x 10'2 (4.62m x 3.10m)

Two aluminium double glazed windows, central heating radiator, spotlights, television point, fitted wardrobes, door to en suite.

En Suite

6'1 x 5'7 (1.85m x 1.70m)

Heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan, tiled flooring.

Lower Ground Floor

Landing

12'5 x 6'1 (3.78m x 1.85m)

Smoke Alarm, spotlights, doors to open plan reception room, kitchen, two bedrooms and wet room.

Reception Room

11'11 x 11'10 (3.63m x 3.61m)

Aluminium double glazed window, upright central heating radiator, under floor heating, television point, spotlights, tiled flooring, open to kitchen, aluminium double glazed bi-folding doors to rear.

Kitchen

10'5 x 8'4 (3.18m x 2.54m)

Under floor heating, a range of grey gloss wall and base units, granite surfaces, stainless steel double sink with mixer tap and boiler water tap, integrated electric high rise oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer, spotlights, tiled flooring.

Bedroom Four

14'11 x 8'9 (4.55m x 2.67m)

Aluminium double glazed window, central heating radiator, fitted wardrobes, spotlights, television point.

Bedroom Five

8'8 x 6'1 (2.64m x 1.85m)

Aluminium double glazed window, central heating radiator, spotlights, lino flooring.

Shower Room

8'4 x 4'7 (2.54m x 1.40m)

Heated towel rail, under floor heating, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall open shower with rinse head, tiled elevations, LED mirror, extractor fan, spotlights, tiled flooring.

External

Rear

Tiered garden with artificial lawn, paving, balcony with artificial lawn, composite decking, timber out building and inset hot tub.

Front

Laid to lawn garden with paving and bedding. Off road parking with access to garage.

