



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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Cranbourne Road, Rochdale, OL11 5JD

Offers Over £475,000

AN IMPRESSIVE FAMILY HOME

Nestled on the esteemed Cranbourne Road in Rochdale, this exceptional detached house presents a remarkable opportunity for those seeking a stylish and spacious family home. Recently fully renovated and extended, the property boasts immaculate interiors that are both modern and inviting, making it a perfect canvas for your personal touch.

Upon entering, you will find two generous reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the open-plan kitchen diner, which seamlessly flows into a delightful garden room, creating an ideal setting for family gatherings or quiet evenings. The property features three well-proportioned double bedrooms, ensuring comfort and privacy for all family members.

The outdoor space is equally impressive, with a fantastic garden that offers a serene retreat for outdoor activities and leisure. Additionally, the property benefits from off-road parking for multiple vehicles, along with a convenient garage, enhancing the practicality of this splendid home.

Situated in a highly sought-after estate, this property is surrounded by a vibrant community and is within easy reach of local amenities, schools, and transport links. With its stylish interiors, abundant storage, and enviable outdoor space, this home truly stands out as a remarkable find in Rochdale. Do not miss the chance to make this stunning property your own.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience.

Cranbourne Road, Rochdale, OL11 5JD

Offers Over £475,000



- Exceptional Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating EPC
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

20'7 x 10'2 (6.10m'2.13m x 3.05m'0.61m)

Central heating radiator, coving, spotlights, meter cupboard, wood effect laminate flooring, oak doors to two reception rooms, single glazed double doors to the kitchen diner, oak doors to the utility room and shower room, staircase to the first floor.

Reception Room One

13'10 x 13'9 (3.96m'3.05m x 3.96m'2.74m)

UPVC double glazed window, central heating radiator, coving, gas living flame fire, television point, single glazed double doors to reception room two.

Reception Room Two

21'8 x 11'1 (6.40m'2.44m x 3.35m'0.30m)

UPVC double glazed window, two central heating radiators, spotlights, acoustic wood panelled elevations, television point, vaulted ceiling.

Kitchen Diner

16'3 x 15'3 (4.88m'0.91m x 4.57m'0.91m)

Three Velux windows, UPVC double glazed window, upright central heating radiator, a range of mixed granite effect and high glossed wall and base units, granite surface, tiled splash backs, composite one and a half inset stainless steel sink and drainer with a high spout spring mixer tap, integrated electric double Hotpoint oven, Hotpoint microwave, five ring gas hob and extractor hood, space for fridge freezer, integrated Hotpoint dishwasher, breakfast bar, spotlights, vaulted ceiling, tiled flooring, UPVC double glazed French doors to the garden room.

Garden Room

25'9 x 9'11 (7.62m'2.74m x 2.74m'3.35m)

Polycarbonate roof, tiled flooring, aluminium single glazed sliding doors to the rear.

Utility Room

6'3 x 4'2 (1.83m'0.91m x 1.22m'0.61m)

Velux window, spotlights, white wall units, work surface, plumbing for washing machine and dryer, wood effect laminate flooring.

Shower Room

6'3 x 5'4 (1.83m'0.91m x 1.52m'1.22m)

Heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure with time and heat system, tiled elevations, extractor fan, PVC panelling to the ceiling, tiled effect Lino flooring.

First Floor

Landing

8'2 x 6'4 (2.44m'0.61m x 1.83m'1.22m)

UPVC double glazed window, loft access, storage cupboard, oak doors to three bedrooms and bathroom.

Bedroom One

13'10 x 13'9 (3.96m'3.05m x 3.96m'2.74m)

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

Bedroom Two

13'10 x 10'7 (3.96m'3.05m x 3.05m'2.13m)

UPVC double glazed window, central heating radiator, coving, acoustic wood panelled elevations, fitted wardrobes.

Bedroom Three

10'8 x 8'7 (3.05m'2.44m x 2.44m'2.13m)

UPVC double glazed window, central heating radiator, fitted wardrobes, over staircase storage cupboard, wood effect laminate flooring.

Bathroom

10'2 x 5'6 (3.05m'0.61m x 1.52m'1.83m)

Two UPVC double glazed frosted windows, a chrome heated towel rail, a four piece suite comprising of a panelled bath with mixer tap, vanity top wash basin with mixer tap, dual flush WC, corner direct feed rainfall shower enclosure, tiled elevations, PVC panelling to the ceiling, tiled effect Lino flooring.

External

Rear

Enclosed laid to lawn garden with decking and bedded areas.

Front

Driveway for three cars, access to the garage

Garage

10'2 x 6'3

