



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		

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.

Duffins Close, Rochdale, OL12 6XA

£250,000

AN EXCEPTIONAL DETACHED TRUE BUNGALOW

Nestled in the tranquil cul-de-sac of Duffins Close, Rochdale, this exceptional detached true bungalow is a remarkable find for those seeking a peaceful yet modern living space. Beautifully presented and meticulously maintained, this property boasts contemporary fixtures and fittings, complemented by a neutral colour palette that creates a warm and inviting atmosphere.

As you enter, you will be greeted by a spacious living area that flows seamlessly into an open-plan kitchen diner, perfect for entertaining or enjoying family meals. The bungalow features two generously sized double bedrooms, providing ample space for relaxation and rest. The modern shower room adds a touch of luxury to your daily routine.

Outside, the property offers ample off-road parking, along with a detached garage for additional storage or hobbies. The gardens to both the front and rear are well-kept, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

With no chain delay, this home is ready for you to move in and make it your own. Whether you are a couple or a small family, this bungalow is truly not to be missed. Embrace the opportunity to live in a sought-after location that combines comfort, style, and convenience.

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£250,000



- Tenure Leasehold
 - Ample Off Road Parking With Access To A Detached Garage
 - Well Kept Gardens To Front And Rear Of Property
 - Easy Access To Major Network Links
- Council Tax Band C
 - Situated On A Quiet Cul De Sac
 - Ideal Home For A Couple Or Single Occupancy
- EPC Rating TBC
 - Two Generously Sized Bedrooms
 - No Chain Delay

Ground Floor

Entrance

UPVC double glazed frosted door to kitchen/dining area.

Kitchen/Dining Area

18'3 x 9'7 (5.56m x 2.92m)

Three UPVC double glazed windows, central heating radiator, range of grey gloss wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven in a high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, microwave and dishwasher and washing machine, spotlights, tiled floor, doors to reception room and inner hall.

Reception Room

21'5 x 10'7 (6.53m x 3.23m)

UPVC double glazed window, two central heating radiators, coving and electric fire with granite hearth and surround.

Inner Hall

5'10 x 2'10 (1.78m x 0.86m)

Loft access, doors to two bedrooms and shower room.

Bedroom One

14'8 x 10'7 (4.47m x 3.23m)

Central heating radiator, coving, fitted wardrobe and UPVC double glazed door to rear.

Bedroom Two

11'7 x 9'7 (3.53m x 2.92m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Shower Room

6'6 x 5'10 (1.98m x 1.78m)

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevation, PVC to ceiling, spotlights and tiled floor.

External

Rear

Enclosed laid to lawn garden with paving, bedding area, decking and mature shrubs.

Front

Laid to lawn garden with bedding areas, mature shrubs, off road parking and access to garage.

Garage

18'3 x 8'9 (5.56m x 2.67m)



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