


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	55		
(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.

Lloyd Street, Rochdale, OL12 8AG

£300,000

ENVIABLE THREE BEDROOM LINK DETACHED BUNGALOW

Situated on the charming Lloyd Street in Whitworth, Rochdale, this delightful detached home offers a perfect blend of comfort and elegance. With its beautiful gardens, this property is an ideal retreat for those who appreciate outdoor space and natural beauty.

Inside, you will find three generously sized bedrooms, providing ample room for family living or guests. The large bathroom and separate WC ensure convenience for all, while the spacious reception room serves as a welcoming area for relaxation and entertainment. The layout of the home is designed to maximise light and space, creating a warm and inviting atmosphere throughout.

Additionally, the property boasts a garage and a driveway, offering practical solutions for parking and storage. This home is not just a place to live; it is a sanctuary where you can enjoy the tranquillity of the surrounding area while being close to local amenities.

Whether you are looking for a family home or a peaceful retreat, this property on Lloyd Street is sure to impress. Don't miss the opportunity to make this charming house your new home.

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£300,000



- Tenure freehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Access To Garage
- Three Well Proportioned Bedrooms
- Ideal Home For A Small Family Or Anyone Wishing To Downsize
- Fitted Kitchen And Five Piece Bathroom Suite
- Rural Views
- Enviably Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

16' x 6'7 (4.88m x 2.01m)

Two central heating radiators, smoke alarm, doors to WC, bathroom, office, bedroom/reception room, kitchen and stairs to first floor.

WC

5'7 x 2'9 (1.70m x 0.84m)

UPVC double glazed frosted window, low flush WC and tiled effect flooring.

Office

5'7 x 4'11 (1.70m x 1.50m)

UPVC double glazed frosted window and central heating radiator.

Reception Room/Bedroom

12'3 x 11'5 (3.73m x 3.48m)

UPVC double glazed window and central heating radiator.

Kitchen

14'06 x 10'5 (4.42m x 3.18m)

two UPVC double glazed window, two central heating radiators, range of wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, integrated oven with four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine and dishwasher, tiled effect flooring and UPVC double glazed door with frosted glass, door to integrated garage and open to reception room one.

Garage

17'8 x 8'5 (5.38m x 2.57m)

Electric garage door and access to wall mounted combi boiler.

Reception Room/Dining Area

25'1 x 12'10 (7.65m x 3.91m)

Two UPVC double glazed windows, three central heating radiators, coving, four feature wall lights, electric fire and television point.

First Floor

Landing

Bedroom One

11'3 x 10'10 (3.43m x 3.30m)

UPVC double glazed window and central heating radiator.

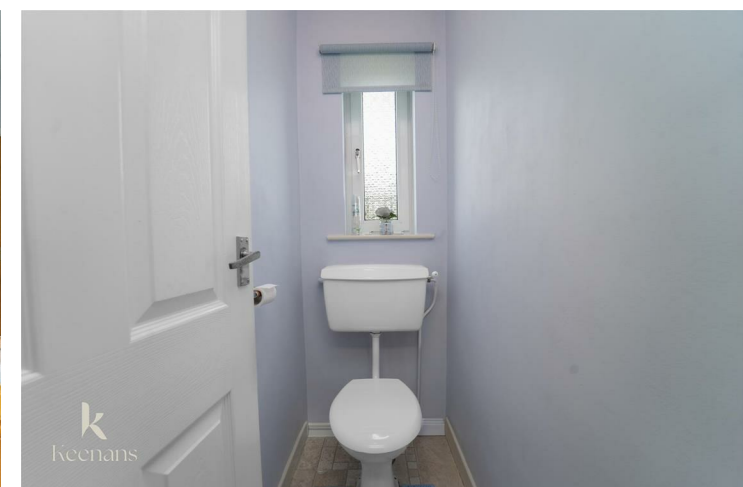
Bedroom Two

11'3 x 9'7 (3.43m x 2.92m)

UPVC double glazed window and central heating radiator.

External

Wrap around laid to lawn gardens, bedding areas, mature shrubs, hedges, paving, timber shed and driveway for off road parking and access to garage.



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