

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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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## Elmpark Way, Rochdale, OL12 7JQ

### Offers In Excess Of £280,000

A STUNNING SEMI DETACHED DORMER BUNGALOW IN THE HEART OF ROCHDALE

Located in the desirable area of Elmpark Way, Rochdale, this impressive detached bungalow offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The open-plan living and dining area creates a welcoming atmosphere, perfect for entertaining or relaxing with loved ones.

The modern kitchen is fitted with high-quality appliances, making it a joy for any home cook. This bungalow boasts two well-appointed bathrooms, one conveniently located on the ground floor and another on the first floor, ensuring ample facilities for all residents.

The property has been fully renovated to a high standard, allowing you to move in without the need for any immediate work. The three good-sized bedrooms provide flexibility for various living arrangements, whether you need guest rooms, a home office, or children's bedrooms.

Outside, the bungalow features a generous rear garden, perfect for enjoying the outdoors, gardening, or hosting summer barbecues. The driveway accommodates multiple cars and there is a garage for additional storage.

# Elmpark Way, Rochdale, OL12 7JQ

Offers In Excess Of £280,000

 3  2  2  C

- Stunning Semi Detached Dormer Bungalow
- Three Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Open Plan Living
- Low Maintenance Rear Garden
- Off Road Parking and Garage
- Tenure Freehold
- Council Tax Band C
- EPC Rating C

## Ground Floor

### Entrance Hall

13'5 x 5'11 (4.09m x 1.80m)

Composite Rockdoor front door, central heating radiator, spotlights, smoke detector, wood effect lino flooring, doors leading to reception room, snug, kitchen, bathroom, under stairs storage and stairs to first floor.

### Reception Room

21'7 x 10'6 (6.58m x 3.20m)

UPVC double glazed window, central heating radiator, upright central heating radiator, two feature wall lights, log burner with slate hearth and wooden mantel, television point, wood effect lino flooring, open to kitchen and UPVC double glazed French doors to rear.

### Kitchen

14'7 x 7'9 (4.45m x 2.36m)

Two UPVC double glazed windows, range of matte wall and base units with marble work surfaces, composite one and a half bowl sink and drainer with mixer tap, two integrated high rise Zanussi ovens, four ring gas hob, integrated fridge freezer, integrated washing machine & dryer, spotlights and wood effect lino flooring.

### Bedroom 4 / Office

8'6 x 7'9 (2.59m x 2.36m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'9 x 4'10 (2.36m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, partially tiled elevations and wood effect lino flooring.

## First Floor

### Landing

8'9 x 2'4 (2.67m x 0.71m)

Spotlights, doors leading to three bedrooms, bathroom and storage.

### Bedroom One

11'3 x 11'1 (3.43m x 3.38m)

UPVC double glazed window, central heating radiator, fitted wardrobes and eaves storage.

### Bedroom Two

10'8 x 10'4 (3.25m x 3.15m)

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

### Bedroom Three

10'8 x 7'7 (3.25m x 2.31m)

Velux window, central heating radiator, spotlights and eave storage.

### Bathroom

11'2 x 5'6 (3.40m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, spotlights, partially tiled elevations, eave storage and tiled flooring.

### External

#### Rear

Enclosed garden with paving, bedding areas and access to detached garage.

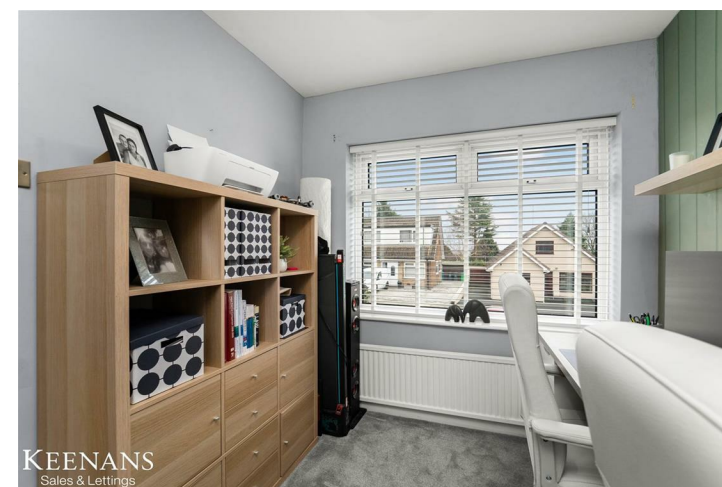
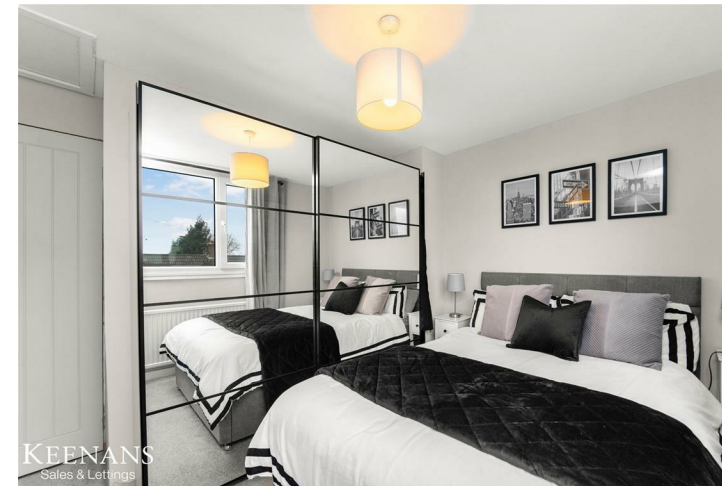
#### Front

Artificial lawn, slate chippings, steps to front entrance door, paved driveway and access to garage.

### Garage

18'6 x 9'5 (5.64m x 2.87m)

Power, lighting and two hardwood single glazed windows.



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