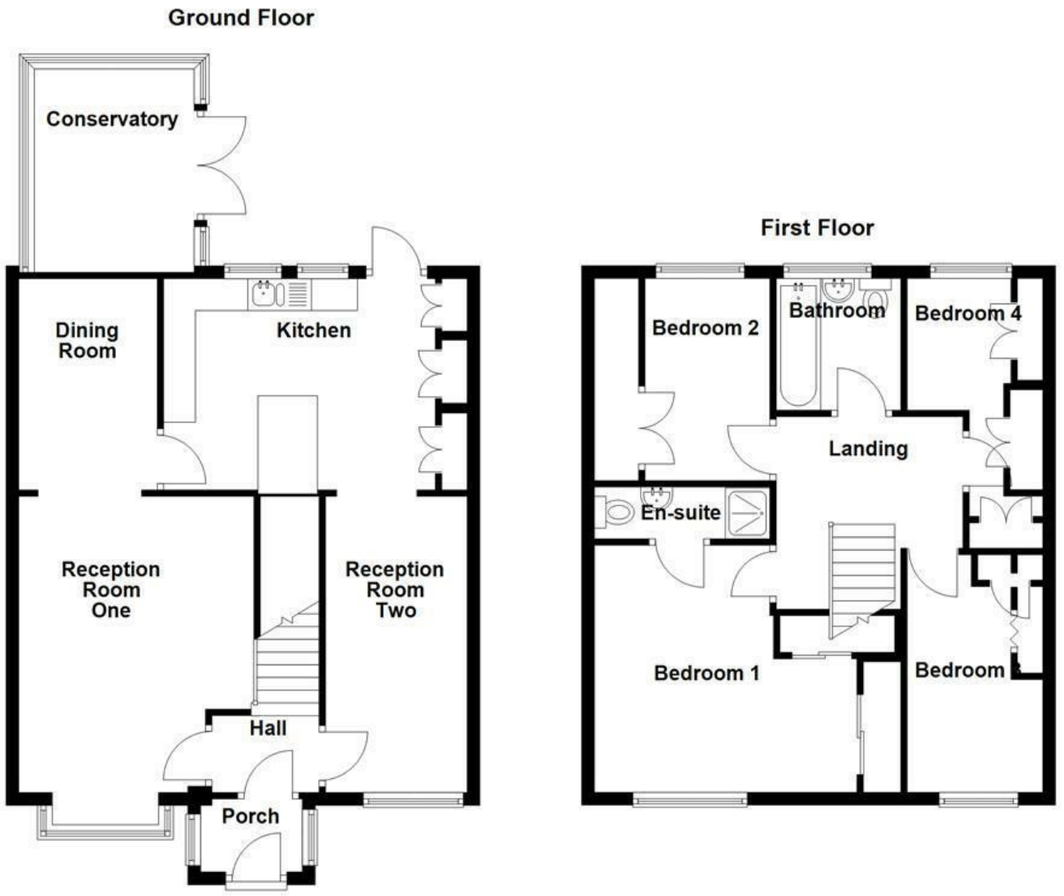
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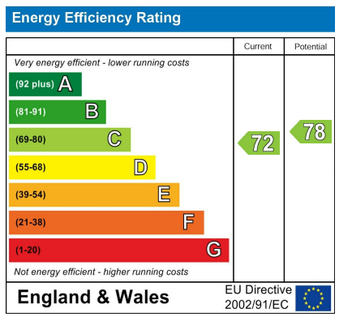












Wood Hey Grove, Syke, Rochdale, OL12 9UA

Offers In Excess Of £380,000

Prepare to fall head over heels in love with this truly exceptional, four-bedroom, detached residence nestled in the highly sought-after haven of Wood Hey Grove, Syke. Offering the perfect blend where privacy and panoramic field views combine to deliver a lifestyle of pure comfort and quiet luxury. Tucked away on a peaceful cul-de-sac, yet just a five-minute walk from the breath-taking Syke Moors. This property offers the best of both worlds: nature-rich surroundings and everyday amenities just a few minutes walk away.

Step inside and be instantly impressed by the flexible family living with three beautiful reception areas:
A spacious main lounge, full of natural light and ideal for family relaxation or cosy winter evenings.
A versatile second reception room – ideal as a home office, snug, or children's playroom.
A light-filled conservatory with wall-to-wall glass framing uninterrupted views of the rear garden. An entertainer's dream, or the ultimate sanctuary.

The Heart of the Home – A Dream Kitchen/Dining Space:
This open-plan kitchen/dining area boasts ample storage, quality appliances and a circular solid walnut breakfast bar – a statement centrepiece and the perfect spot for everything from lazy brunches to lively conversation.

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.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Wood Hey Grove, Syke, Rochdale, OL12 9UA

Offers In Excess Of £380,000

4 2 3 C

- Tenure Freehold
- Off Road Parking for 3 vehicles
- Viewing Essential
- Close Proximity To Local Amenities & in catchment area for Healey Primary School
- Council Tax Band C
- Four Well Proportioned Bedrooms
- Abundance Of Indoor And Outdoor Space
- EPC Rating C
- Ideal Family Home
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite UPVC frosted door to porch.

Porch

5'5 x 3'9 (1.65m x 1.14m)

Three double glazed UPVC windows, quarry tiled and door to hall.

Hall

3'11 x 3'6 (1.19m x 1.07m)

Central heating radiator, coving, Amtico walnut flooring, solid oak doors to two reception rooms and stairs to first floor.

Reception Room One

15'2 x 12'2 (4.62m x 3.71m)

UPVC double glazed leaded bay window, central heating radiator, living flame gas fire, coving, open access to dining room.

Dining Room

10'11 x 7'2 (3.33m x 2.18m)

Central heating radiator, coving, sliding doors to conservatory and solid oak door to kitchen.

Conservatory

10'6 x 8'3 (3.20m x 2.51m)

UPVC double glazed windows, central heating radiator, wood effect flooring, and French doors to rear.

Kitchen

15'8 x 11' (4.78m x 3.35m)

Two UPVC double glazed windows, central heating radiator, wall and base units, Earthstone work tops, composite one and a half sink and drainer with mixer tap, integrated double oven, five ring gas hob, extractor fan, integrated microwave, integrated double fridge and freezer, integrated dishwasher, solid walnut breakfast bar, spotlights, tiled effect flooring, boiler cupboard, door to rear and open passage to reception room two.

Reception Room Two

15'3 x 7'4 (4.65m x 2.24m)

UPVC double glazed leaded window, central heating radiator, spotlights, open access to under stairs storage and Amtico walnut flooring.

First Floor

Landing

11' x 10'1 (3.35m x 3.07m)

Access to boarded loft, solid oak doors to four bedrooms, bathroom and storage.

Bedroom One

15'6 x 12'11 (4.72m x 3.94m)

Two UPVC double glazed leaded windows, central heating radiator, integrated wardrobes, coving and solid oak door to en suite.

En Suite

8'10 x 2'8 (2.69m x 0.81m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower with rinse head, part tiled elevation, spotlights and tiled effect flooring.

Bedroom Two

10'3 x 8'11 (3.12m x 2.72m)

UPVC double glazed window, central heating radiator and integrated wardrobe.

Bedroom Three

12'4 x 7'6 (3.76m x 2.29m)

UPVC double glazed leaded window, central heating radiator and integrated wardrobe.

Bedroom Four

13'8 x 8'8 (4.17m x 2.64m)

UPVC double glazed window, central heating radiator and integrated wardrobe.

Bathroom

6'9 x 6'3 (2.06m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath, overhead direct feed shower, tiled elevation, spotlights and tiled effect flooring.

External

Front

Newly laid resin driveway for off road parking for 3 vehicles

Rear

Enclosed garden, laid to lawn, newly laid porcelain tiles, bedding areas with mature shrubbery.







