



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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.

Greenwich Close, Rochdale, OL11 5JN

Offers Over £425,000

AN OUTSTANDING FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, neutral decoration and no chain delay, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Rochdale on a sought after estate. With added garage, beautiful gardens and three living areas, this property is truly the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale, Bury and major motorway links.

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room, second reception room/office, dining room, fitted kitchen, WC and houses a staircase to the first floor. The dining room leads open on to a reception room. The kitchen leads through to a utility room. The first floor comprises of doors on to four generously sized bedrooms and a bathroom. Externally there is an enclosed garden with laid to lawn, paving, bedding, decking, mature shrubs. To the front there is a laid to lawn garden with mature shrubs, bedding, driveway and access to the garage.

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

Greenwich Close, Rochdale, OL11 5JN

Offers Over £425,000

**4****1****3****D**

- TenureFreehold
 - Off Road Parking With Drive And Access To garage
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities
- Council Tax Band E
 - Sought After Location
 - Bursting With Potential
- EPC Rating D
 - Ideal Family Home
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed leaded door to porch.

Porch

10'8 x 3'11 (3.25m x 1.19m)

UPVC double glazed window, meter cupboard and hard wood single glazed frosted door to hall.

Hall

17' x 7'11 (5.18m x 2.41m)

Hard wood single glazed window, central heating radiator, under stairs storage, doors to reception room, dining room, kitchen, WC and reception room two/office, stairs to first floor.

Reception Room Two/Office

16' x 8'2 (4.88m x 2.49m)

UPVC double glazed window, central heating radiator and feature wall light.

Dining Room

11'10 x 11'8 (3.61m x 3.56m)

UPVC double glazed window, central heating radiator, coving and open to reception room one.

Reception Room One

15' x 13'10 (4.57m x 4.22m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, UPVC double glazed sliding door to rear.

WC

8'2 x 4'3 (2.49m x 1.30m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin, integrated linen cupboard and wood effect lino.

Kitchen

13'4 x 9' (4.06m x 2.74m)

UPVC double glazed window, plinth heater, range of wood panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven and microwave, four ring induction hob, extractor hood, integrated dishwasher and fridge, tiled effect lino and hard wood single glazed frosted door to utility room.

Utility Room

7'9 x 5'9 (2.36m x 1.75m)

Two UPVC double glazed windows, plumbed for washing machine and dryer, UPVC double glazed frosted door to rear.

First Floor

Landing

16'6 x 7'9 (5.03m x 2.36m)

UPVC double glazed window, loft access, doors to four bedrooms and bathroom.

Bedroom One

14'11 x 13'11 (4.55m x 4.24m)

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

Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)

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

Bedroom Three

13'6 x 9'4 (4.11m x 2.84m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'3 x 8'2 (2.82m x 2.49m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 6'11 (2.49m x 2.11m)

UPVC double glazed frosted window, central heating radiator, corner direct feed shower enclosure, corner panel bath, vanity top wash basin, low flush WC, tiled elevation, spotlights and lino flooring.

External

Rear

Laid to lawn garden with bedding areas, mature shrubs, paving, decking, access to garage and brick built outbuilding.

Outbuilding

6'2 x 5'9 (1.88m x 1.75m)

UPVC double glazed frosted window.

Front

Garden with bedding areas, mature shrubs, imprinted concrete driveway and access to garage.

Garage

16'3 x 8'8 (4.95m x 2.64m)

UPVC double glazed frosted window, power and lighting, up and over garage door.



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