



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooley Moor Road, Rochdale, OL12 7AX

Offers Over £250,000

DECEPTIVELY SPACIOUS GRADE II LISTED WEAVERS COTTAGE IN ROCHDALE

Positioned on Rooley Moor Road in the popular Meanwood area of Rochdale, this charming grade II listed weavers cottage, built in 1702, offers a delightful blend of historical character and modern living. With four well-appointed bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The well-equipped kitchen dining room is ideal for family meals and gatherings, ensuring that culinary enthusiasts will feel right at home.

The first floor features two generously sized bedrooms, alongside a beautifully designed bathroom that adds a touch of elegance to the home. Ascending to the second floor, you will find two additional bedrooms, each offering ample space and comfort.

Outside, the property boasts a rear enclosed garden complete with a decking area, perfect for enjoying the outdoors during warmer months or hosting barbecues with friends and family. For added convenience, there is also a cellar that provides valuable storage space, catering to all your organisational needs.

Rooley Moor Road, Rochdale, OL12 7AX

Offers Over £250,000



- Charming Mid Terrace Weavers Cottage
- Fitted Dining Kitchen
- On Street Parking
- EPC Rating TBC
- Four Bedrooms
- Spacious Accommodation Across Four Floors
- Tenure:- Leasehold
- Stunning Four Piece Bathroom Suite
- Low Maintenance External Space
- Council Tax Band C

Ground Floor

Entrance Vestibule

3'9 x 3'4 (1.14m x 1.02m)

Hardwood double glazed front door, wood effect laminate flooring and hardwood door to reception room.

Reception Room

15'0 x 14'3 (4.57m x 4.34m)

Sapele hardwood double glazed leaded window, central heating radiator, two feature wall lights, electric coal burning effect stove with wooden mantel and tiled hearth, wood effect laminate flooring and door to inner hall.

Inner Hall

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

Wood effect laminate flooring, hardwood door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'8 x 14'2 (4.47m x 4.32m)

Sapele hardwood double glazed window, upright central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, central island stainless steel sink with high spout spring mixer tap, integrated oven, four ring induction hob, integrated dishwasher, integrated wine fridge, exposed beams, pendant lighting, stone effect tiled elevations, tiled flooring, door to stairs to lower ground floor and hardwood double glazed stable door to rear.

Lower Ground Floor

Cellar

17'5 x 5'9 (5.31m x 1.75m)

Power, lighting and plumbing for washing machine.

First Floor

Landing

14'3 x 6'1 (4.34m x 1.85m)

Upright central heating radiator, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

15'0 x 14'4 (4.57m x 4.37m)

Sapele hardwood double glazed leaded window, central heating radiator and exposed beams.

Bedroom Four

11'10 x 6'4 (3.61m x 1.93m)

Sapele hardwood double glazed window, central heating radiator and exposed beams.

Bathroom

11'7 x 7'10 (3.53m x 2.39m)

Sapele hardwood double glazed window, central heated towel rail, low base WC, vanity top wash basin with mixer tap, part freestanding oval double bath with mixer tap and rinse head, walk-in double direct feed

rainfall shower with rinse head, LED illuminated mirror, spotlights, exposed beams, partially tiled elevations and wood effect laminate flooring.

Second Floor

Landing

10'11 x 9'11 (3.33m x 3.02m)

Spotlights, exposed beams, exposed stone elevations and doors to two bedrooms.

Bedroom Two

15'1 x 14'8 (4.60m x 4.47m)

Two Sapele hardwood double glazed windows, central heating radiator, exposed beams and fitted wardrobes.

Bedroom Three

14'7 x 10'8 (4.45m x 3.25m)

Two Sapele hardwood double glazed leaded windows, two central heating radiators and exposed beams.

External

Rear

Enclosed garden with paving, decking, pergola and stone chippings.

