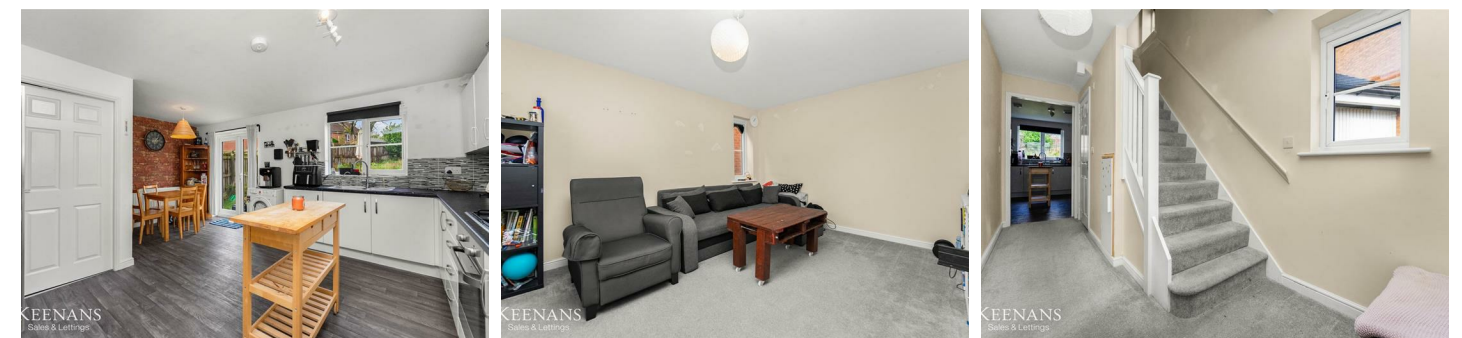




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Constable Drive, Rochdale, OL11 2AS

£250,000

AN IMPRESSIVE DETACHED FAMILY HOME

Situated on the desirable Constable Drive within the sought after town of Rochdale, this stunning detached family home offers an exceptional living experience. With four generously sized bedrooms, this property is perfect for families seeking both space and comfort. The home has been beautifully presented and meticulously maintained, ensuring a welcoming atmosphere from the moment you step inside.

One of the standout features of this property is the impressive open plan kitchen diner, which serves as the heart of the home. This modern space is ideal for family gatherings and entertaining guests, providing a seamless flow between cooking and dining. The property also boasts two well-appointed bathrooms, catering to the needs of a busy household.

The interior is adorned with modern fixtures and fittings, complemented by neutral decoration throughout. This creates a blank canvas for potential buyers to personalise and make their own, allowing for individual style and creativity to shine through.

Outside, the property benefits from an abundance of outdoor space, perfect for children to play or for hosting summer barbecues. The off-road parking and detached garage add to the convenience, making this home not only practical but also highly desirable.

Constable Drive, Rochdale, OL11 2AS

£250,000

 4  2  1  B

- Spacious Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating B
- Four Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Extensive Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

15'7 x 6'5 (4.75m x 1.96m)
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, under stairs storage, doors leading to reception room, kitchen/dining area, WC and stairs to first floor.

WC

5'5 x 2'11 (1.65m x 0.89m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap extractor fan and tiled effect lino flooring.

Reception Room

15'7 x 11'0 (4.75m x 3.35m)
Two UPVC double glazed windows, central heating radiator and television point.

Kitchen/Dining Area

17'8 x 13'2 (5.38m x 4.01m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, extractor fan, smoke detector, wood effect lino flooring, door to utility and UPVC double glazed French doors to rear.

Utility

5'8 x 5'2 (1.73m x 1.57m)
Central heating radiator, high gloss base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, ideal boiler, wood effect lino flooring and composite double glazed frosted door to side elevation.

First Floor

Landing

13'5 x 8'9 (4.09m x 2.67m)
UPVC double glazed window, central heating radiator, loft access, smoke detector, storage cupboard, doors leading to four bedrooms and bathroom.

Bedroom One

12'0 x 8'8 (3.66m x 2.64m)
UPVC double glazed window, central heating radiator, ceiling fan and door to en suite.

En Suite

8'8 x 4'0 (2.64m x 1.22m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, tiled elevations, extractor fan and wood effect lino flooring.

Bedroom Two

12'6 x 8'8 (3.81m x 2.64m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'9 x 8'0 (2.97m x 2.44m)
UPVC double glazed window and central heating radiator.

Bedroom Four

8'9 x 7'2 (2.67m x 2.18m)
UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 5'6 (2.01m x 1.68m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations, extractor fan and wood effect lino flooring.

External

Rear

Tiered garden with laid to lawn and bedding areas.

Front

Laid to lawn garden, paving, driveway and access to garage.



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