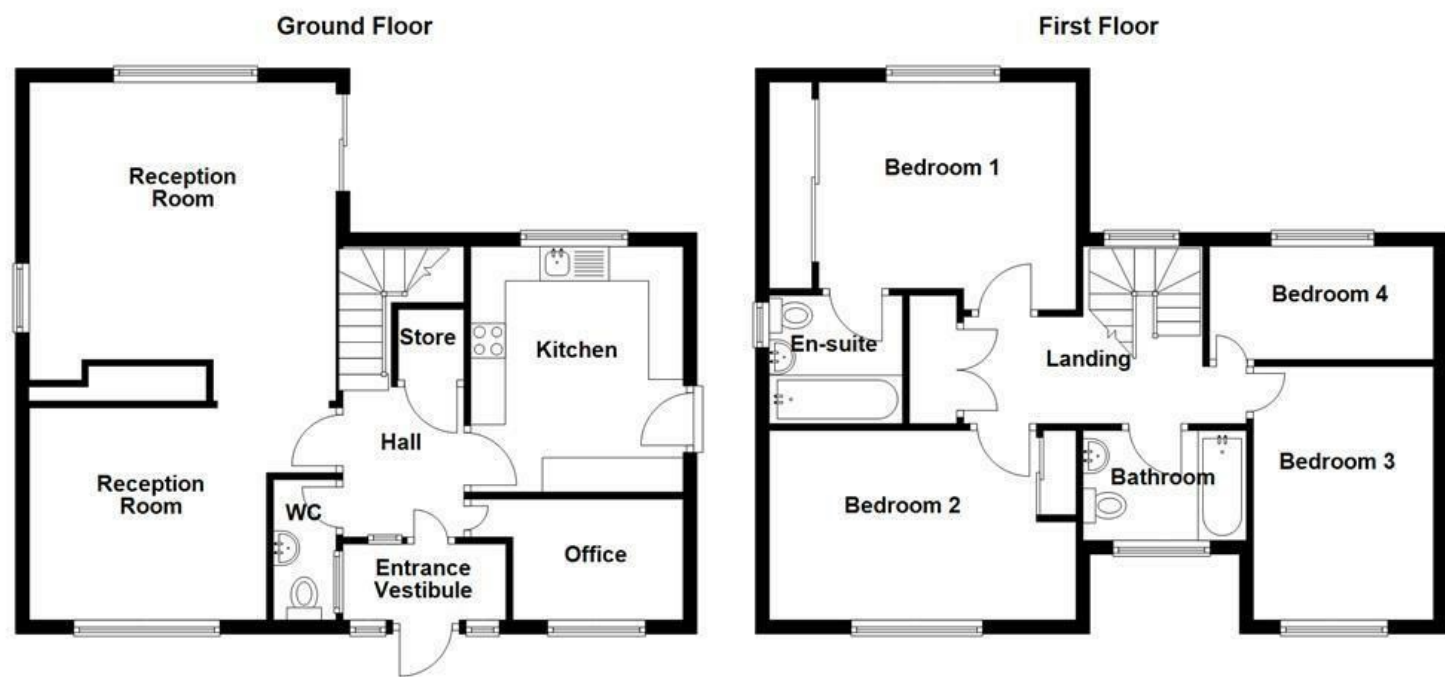




Foot Mill Crescent, Rochdale, OL12 6PF

£390,000

Nestled in the charming area of Foot Mill Crescent, Rochdale, this delightful house offers a perfect blend of comfort and convenience. The property boasts both front and rear gardens, providing ample outdoor space for relaxation, gardening, or entertaining guests. The well-maintained gardens are a wonderful feature, enhancing the overall appeal of the home.

A spacious driveway leads to a double garage, ensuring that parking is never a concern. This added convenience is particularly valuable in today's busy lifestyle, allowing for easy access and secure storage for vehicles or additional belongings.

Inside, the property features a generously sized main bedroom complete with an en suite bathroom, offering a private retreat for the homeowners. This thoughtful design adds a touch of luxury and practicality, making daily routines more enjoyable.

Overall, this house in Foot Mill Crescent is an excellent opportunity for those seeking a family home in a pleasant neighbourhood. With its attractive gardens, ample parking, and comfortable living spaces, it is sure to meet the needs of modern living while providing a welcoming atmosphere. Do not miss the chance to make this lovely property your new home.

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

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- Detached Property
- Open Plan Living Areas
- Off Road Parking & Garage
- EPC Rating TBC
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Vestibule

7' x 3'2 (2.13m x 0.97m)

Composite double glazed front entrance door, four hardwood double glazed frosted windows, tiled flooring and door to the hallway.

Hallway

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

Central heating radiator, coving, stairs to the first floor and doors to reception room two, WC, storage, kitchen and office.

Reception Room One

15' x 14'7 (4.57m x 4.45m)

UPVC double glazed window and frosted window, central heating radiator, gas fire with exposed brick surround (serves both reception rooms), coving, open to reception room two and UPVC double glazed sliding doors to the rear.

Reception Room Two

14'7 x 10'1 (4.45m x 3.07m)

UPVC double glazed leaded window, central heating radiator and coving.

Office

10'1 x 5'9 (3.07m x 1.75m)

UPVC double glazed leaded window, central heating radiator and coving.

WC

7' x 3' (2.13m x 0.91m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, wall mounted wash basin, tiled elevations and tiled flooring.

Kitchen

11'3 x 9'8 (3.43m x 2.95m)

UPVC double glazed window, upright central heating radiator, range of wall and base units with wood surfaces and tiled splashbacks, electric oven with four ring gas hob, extractor hood, composite sink, integrated fridge freezer and dishwasher, spotlights, coving, tiled flooring and composite double glazed stable door to the rear.

First Floor

Landing

11'4 x 9' (3.45m x 2.74m)

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

Bedroom One

12'6 x 11' (3.81m x 3.35m)

UPVC double glazed window, central heating radiator, coving and door to the en suite.

En Suite

6'4 x 6'1 (1.93m x 1.85m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

14'8 x 9' (4.47m x 2.74m)

UPVC double glazed window, central heating radiator, fitted storage, coving and wood effect flooring.

Bedroom Three

12' x 8'2 (3.66m x 2.49m)

UPVC double glazed leaded window, central heating radiator, coving and wood effect flooring.

Bedroom Four

10'1 x 6' (3.07m x 1.83m)

UPVC double glazed leaded window, central heating radiator and coving.

Bathroom

7'9 x 5'3 (2.36m x 1.60m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, spotlights, extractor fan and tiled flooring.

External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Rear

Laid to lawn garden with paving and mature shrubs.

