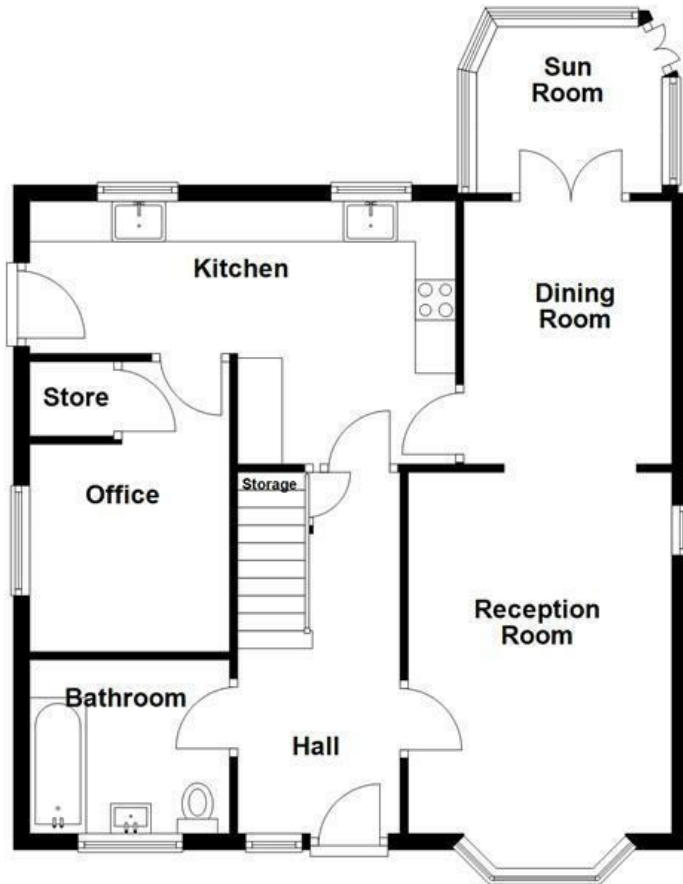
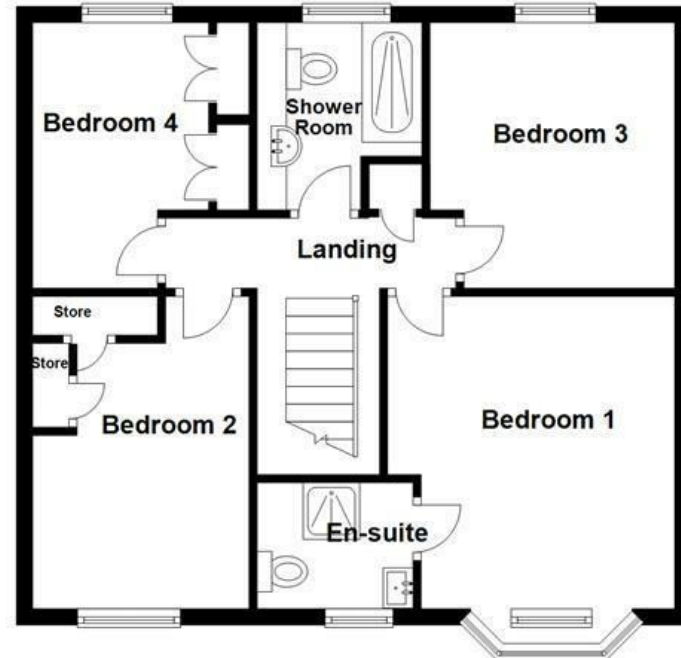


Ground Floor
Approx. 67.2 sq. metres (723.6 sq. feet)



First Floor
Approx. 57.9 sq. metres (623.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(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.

Catches Close, Rochdale, OL11 5AJ

Offers Over £380,000

Nestled in the desirable Catches Close area of Rochdale, this stunning detached house offers a perfect blend of space, comfort, and modern living. With an abundance of natural light, this four-bedroom home is designed to cater to the needs of a growing family or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the three spacious reception rooms. The ground floor features a well-appointed living room, a generous dining room, and a versatile family room that can easily serve as an office space. The kitchen is both functional and inviting, making it the heart of the home. Additionally, a full bathroom on this level adds convenience for guests and family alike.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each designed with comfort in mind. The master bedroom boasts an ensuite bathroom, providing a private retreat, while the family bathroom serves the remaining bedrooms with ease.

Outside, the property is equally impressive. A private rear garden offers a tranquil space for relaxation or outdoor activities, while the large driveway at the front provides ample parking for multiple vehicles. The substantial garage adds further practicality, perfect for storage or as a workshop.

This exceptional home in Rochdale is not just a property; it is a lifestyle choice, offering both space and versatility in a sought-after location. Whether you are looking to settle down or invest, this house is a must-see.

Catches Close, Rochdale, OL11 5AJ

Offers Over £380,000



- Four Bedroom Detached Family Home
- Versatile Family Room Or Office
- Off Road Parking
- Tenure - Freehold
- Three Spacious Reception Rooms
- Private Rear Garden Space
- EPC Rating - TBC
- Main Bedroom With En Suite
- Bright And Spacious Living Throughout
- Council Tax Band - E

Ground Floor

Entrance

Composite door with window.

Hallway

6'3 x 15'3 (1.91m x 4.65m)

Smoke alarms, central heating radiator, wood effect tiled flooring, doors to bathroom, reception room and kitchen, stairs to first floor.

Reception Room

10'9 x 14'8 (3.28m x 4.47m)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, electric fire with stone surround, open to dining room.

Dining Room

8'5 x 10'8 (2.57m x 3.25m)

Hardwood French doors to sun room, central heating radiator, door to kitchen.

Sunroom

7'3 x 6'4 (2.21m x 1.93m)

UPVC double glazed window, UPVC double glazed French doors.

Kitchen

17'4 x 6'2 (5.28m x 1.88m)

Two UPVC double glazed windows, frosted composite door to rear garden, spotlights, central heating radiator, wood panelled wall and base units, laminate surfaces, tiled splashbacks, tiled flooring, double ceramic sink with mixer tap, integrated double oven and microwave, four ring induction hob, fridge freezer, washing machine, dryer, dishwasher and door to office.

Office

11'9 x 8'1 (3.58m x 2.46m)

UPVC double glazed window, central heating radiator, storage.

Bathroom

8'1 x 6'8 (2.46m x 2.03m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and freestanding roll top, claw foot bath and wood effect laminate flooring.

First Floor

Bedroom One

14'5 x 12'8 (4.39m x 3.86m)

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

En Suite

5'5 x 5'3 (1.65m x 1.60m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of dual flush toilet, vanity top wash basin, enclosed direct feed shower, tiled elevation, PVC panelled ceiling with spotlights and tiled floor.

Bedroom Two

10 x 10'9 (3.05m x 3.28m)

UPVC double glazed window, central heating radiator.

Shower Room

7'2 x 7'4 (2.18m x 2.24m)

UPVC double glazed window, central heating radiator, dual flush WC with vanity top wash basin, walk in direct feed rainfall shower, tiled elevation, PVC panelled ceiling and spotlights, tiled floor.

Bedroom Three

10'9 x 8'3 (3.28m x 2.51m)

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

Bedroom Four

12'8 x 8'3 (3.86m x 2.51m)

UPVC double glazed window, central heating radiator, fitted storage.

External

Front

Laid to lawn garden with bedding areas surrounding, brick driveway for multiple cars, garage.

Rear

Laid to lawn garden with bedding areas surrounding, paved patio areas, space for summer house (included).

Summer House

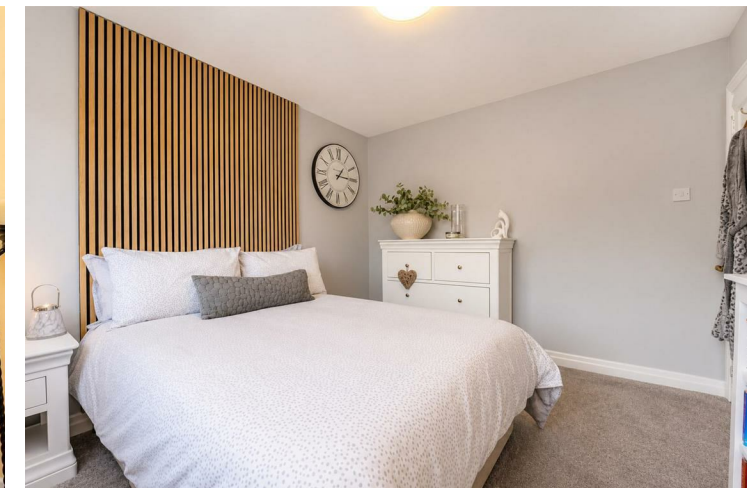
7' x 6' (2.13m x 1.83m)

Power supply.

Garage

19'8" x 9'10" (6 x 3)

Power and lighting.



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