



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	85
(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.

Bolton Road, Rochdale, OL11 4QX

Offers Over £425,000

The Lodge, Springfield Park – Four Bedroom Detached Family Home with Character and Charm

Nestled in the sought-after and picturesque location of Springfield Park, The Lodge is a beautifully presented four-bedroom detached property offering generous living space, period charm, and modern comfort in equal measure.

This characterful home boasts a wealth of traditional features, including exposed beams throughout and feature gas fires, creating a warm and inviting atmosphere from the moment you step inside. Finished to a good standard, the property perfectly blends timeless design with practical family living.

- The spacious accommodation comprises:
- Three well-proportioned reception rooms, ideal for both entertaining and everyday living
- A fitted kitchen with ample storage and workspace

Bolton Road, Rochdale, OL11 4QX
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 4  2  3  C

- Impressive Detached Property
 - Abundance of Living Space
 - Off Road Parking
 - EPC Rating C
- Four Bedrooms
 - Low Maintenance Rear Garden
 - Tenure Leasehold
- Two Bathrooms
 - Stunning Surroundings
 - Council Tax Band C

Entrance
Hardwood, single glazed door to kitchen.

Kitchen
27'11 x 8'3 (8.51m x 2.51m)
Two hardwood, double glazed sash windows. A range of high gloss wall and base units with granite worktops, double oven in high rise unit with four ring gas hob, extractor hood and gloss splash back. Inset Villeroy & Boch sink with integrated draining ridges and mixer tap. Integrated dishwasher, space for fridge freezer, vinyl flooring, stairs to first floor, door through to reception room two and three, door to stairs to lower ground floor and door to W/C.

W/C
4'2 x 3'3 (1.27m x 0.99m)
Central heating towel rail, dual flush W/C, vanity top wash basin with mixer tap, part tiled elevations and vinyl flooring.

Reception Room One
19'2 x 14'1 (5.84m x 4.29m)
Four hardwood double glazed, two central heating radiators, ceiling rose, coving, gas fire with stone surround and door to rear porch.

Rear Porch
5'2 x 5'2 (1.57m x 1.57m)
Hardwood double glazed window, tiled effect flooring and hardwood door to exterior.

Reception Room Two
12'3 x 9'9 (3.73m x 2.97m)
Hardwood double glazed window, central heating radiator, ceiling rose, coving, living flame gas fire with tiled surround, granite hearth, wooden mantel and a door through to reception room one.

Reception Room Three
14'2 x 12'5 (4.32m x 3.78m)
Two hardwood double glazed windows, central heating radiator.

Lower Ground Floor Utility Room
8'11 x 6'11 (2.72m x 2.11m)
Hardwood single glazed window, plumbing for washer and dryer and access to the cellar.

Cellar
12'3 x 9'7 + 19'2 x 12'2 (3.73m x 2.92m + 5.84m x 3.71m)
Hardwood single glazed window.
Two hardwood single glazed windows.

Family Bathroom
8'8 x 7'5 (2.64m x 2.26m)
Hardwood double glazed window, central heating radiator, low basic W/C, pedestal wash basin with traditional taps, wood panelled bath with traditional taps and overhead electric shower, part tiled elevations and vinyl flooring.

Bedroom One
14'2 x 12'1 (4.32m x 3.68m)
Hardwood double glazed window, central heating radiator, exposed beams, fitted wardrobes and door through to dressing room.

Dressing Room
12'8 x 7' (3.86m x 2.13m)
Hardwood double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two
14' x 11'3 (4.27m x 3.43m)
Hardwood double glazed window, central heating radiator, exposed beams.

Bedroom Three
14' x 9'6 (4.27m x 2.90m)
Hardwood double glazed window, central heating radiator, exposed beams.

Bedroom Four
9'11 x 8'7 (3.02m x 2.62m)
Velux, central heating radiator and exposed beams.

Shower Room
5'4 x 5'2 (1.63m x 1.57m)
Electric shower, fully tiled elevations and extractor fan.

