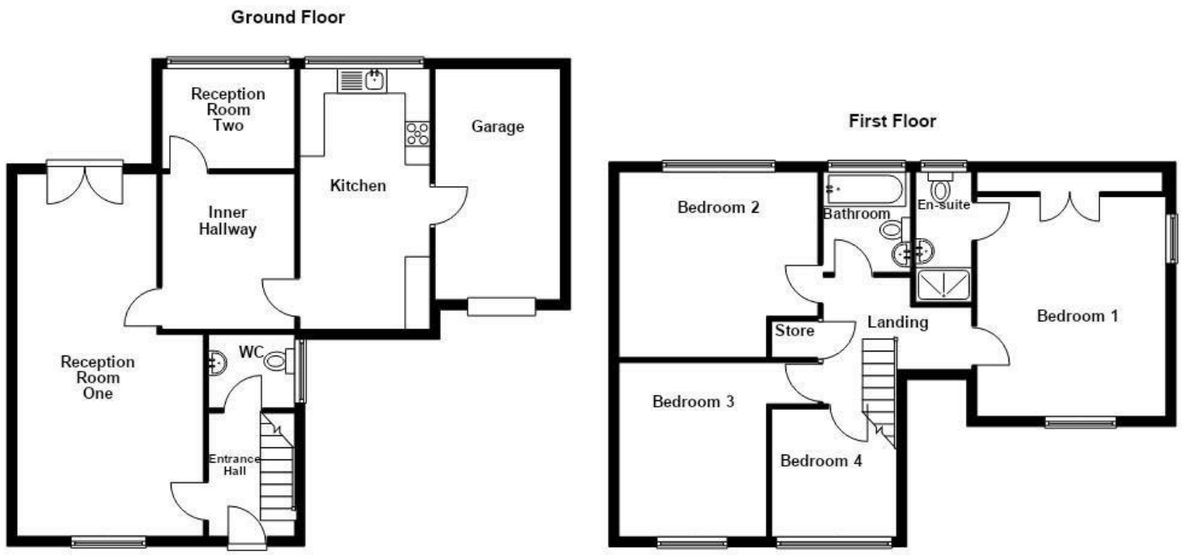
Keenans



Total area: approx. 140.7 sq. metres (1514.7 sq. feet)

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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Plover Close, Rochdale, OL11 5PU

£450,000

Keenans Estate Agents are delighted to present this spacious four-bedroom detached family home, enviably situated within the highly desirable area of Bamford, Rochdale.

Occupying a sought-after residential position, this impressive property offers generous and versatile accommodation throughout, making it an ideal choice for growing families seeking space, comfort and practicality. Internally, the home boasts two well-proportioned reception rooms, providing excellent flexibility for both relaxing with family and entertaining guests. The kitchen offers a practical space for everyday living, whilst four well-sized bedrooms provide ample accommodation for the whole family. The property is further enhanced by two bathrooms and a convenient separate WC, ensuring the home caters effortlessly to the demands of modern family life.

Externally, the property continues to impress, with a private driveway providing valuable off-road parking, alongside a garage offering additional storage or secure parking. To the rear, a paved garden creates a low-maintenance outdoor space, ideal for enjoying the warmer months, outdoor dining or simply unwinding in the fresh air.

Bamford is widely regarded as one of Rochdale's most desirable residential areas, appealing to families and professionals alike. The area offers a pleasant suburban setting, with a range of local amenities, well-regarded schooling options and convenient transport links providing access to Rochdale town centre and surrounding areas.

Plover Close, Rochdale, OL11 5PU

£450,000

4 2 2 D

- Spacious Four-Bedroom Detached Home
- Low-Maintenance Rear Garden
- Four Generously Sized Bedrooms
- Tenure Leasehold
- Sought After Location
- Private Driveway And Single Garage For Parking Connivence
- Council Tax Band E
- Two Bright Reception Rooms
- Family Bathroom and En-Suite Shower Room
- EPC Rating D

Entrance

UPVC double glazed door to entrance hall.

Hall

8'2 x 5'9 (2.49m x 1.75m)

Smoke alarm, doors to WC and Reception Room.

WC

5'9 x 4'11 (1.75m x 1.50m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, lino flooring.

Reception Room One

24'1 x 12'5 (7.34m x 3.78m)

UPVC double glazed window, central heating radiator, doors leading to inner hall and UPVC double glazed French doors to rear.

Inner Hall

9'9 x 8'8 (2.97m x 2.64m)

Central heating radiator, coving, doors to reception room two and kitchen.

Reception Room Two

8'10 x 6'8 (2.69m x 2.03m)

UPVC double glazed window, central heating radiator.

Kitchen

16'4 x 8'7 (4.98m x 2.62m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units with a granite effect laminate surface, stainless steel sink and drainer with high spout mixer tap, five ring gas burner hob, oven, extractor hood, space for fridge freezer, tiled splashback, spotlights, tiled flooring, door to garage.

Garage

15'4 x 8'4 (4.67m x 2.54m)

First Floor

Landing

9'11 x 6'2 (3.02m x 1.88m)

Smoke alarm, doors to bedrooms and bathroom.

Bedroom One

16'3 x 12'7 (4.95m x 3.84m)

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

En Suite

11'4 x 3'9 (3.45m x 1.14m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed walk in shower with rinse head, bidet, tiled elevations, lino flooring.

Bedroom Two

13'3 x 12'4 (4.04m x 3.76m)

UPVC double glazed window, central heating radiator.

Bedroom Three

13'3 x 11'7 (4.04m x 3.53m)

UPVC double glazed window, central heating radiator.

Bedroom Four

8'6 x 8'4 (2.59m x 2.54m)

UPVC double glazed window, central heating radiator.

Bathroom

6'8 x 5'10 (2.03m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed over head shower and rinse head, tiled elevations, lino flooring.

External

Front

Paved driveway with garage access and laid to lawn garden.

Rear

Enclosed stone flagged.

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