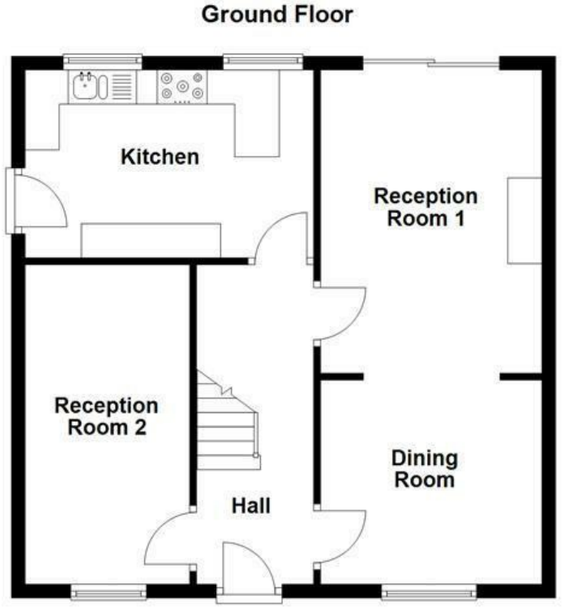
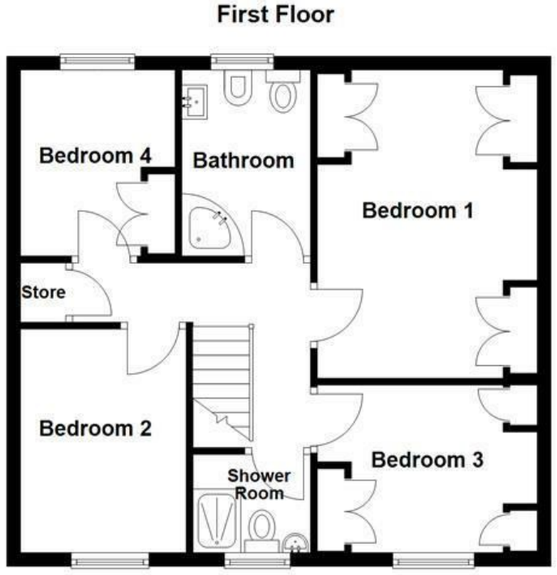
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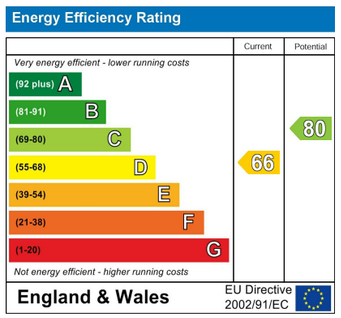












Stonehill Drive, Rochdale, OL12 7JN

Offers In Excess Of £325,000

SPACIOUS FAMILY HOME IN ROCHDALE

Located in the desirable area of Stonehill Drive, Rochdale, this charming house offers a perfect blend of comfort and functionality. Upon entering, you are greeted by a spacious reception room that flows effortlessly into the dining area, creating an inviting space ideal for both entertaining guests and enjoying family meals. The well-designed kitchen is a highlight, providing ample storage and workspace for culinary enthusiasts.

This property boasts four well-proportioned bedrooms upstairs, ensuring plenty of room for family or guests. Additionally, there is a third reception room on the ground floor, which presents a versatile opportunity to be transformed into a fifth bedroom, catering to your specific needs.

Upstairs, you will find a well-appointed bathroom, complemented by a separate shower room, enhancing convenience for busy mornings or when hosting visitors.

Outside, the property features off-road parking, a valuable asset in this area, along with a rear enclosed garden that offers a private outdoor space for relaxation or play.

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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www.keenans-estateagents.co.uk

Stonehill Drive, Rochdale, OL12 7JN

Offers In Excess Of £325,000

5 2 2 D

- Spacious Detached Property
- Four Bedrooms
- Two Bathrooms
- Fitted Kitchen
- Bursting with Potential
- Spacious Rear Garden
- Off Road Parking
- Tenure Leasehold
- Council Tax Band D
- EPC Rating D

Ground Floor

Entrance Hall

15'10 x 5'8 (4.83m x 1.73m)

UPVC double glazed frosted front door, central heating radiator, tiled flooring, doors leading to three reception rooms, kitchen and stairs to first floor.

Reception Room One

14'5 x 10'8 (4.39m x 3.25m)

Central heating radiator, coving, log burner with stone surround and wooden mantel, wood effect laminate flooring, open to dining room and UPVC double glazed sliding door to rear.

Dining Room

10'7 x 9'10 (3.23m x 3.00m)

UPVC double glazed inset bay window, central heating radiator, coving and wood effect laminate flooring.

Reception Room Two

15'4 x 7'11 (4.67m x 2.41m)

UPVC double glazed inset bay window, central heating radiator and spotlights.

Kitchen

14'6 x 9'0 (4.42m x 2.74m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, range cooker with five ring gas hob, integrated extractor hood, stainless steel splashback, space for fridge freezer, plumbing for washing machine, space for dryer, boiler enclosed, tiled flooring and composite double glazed frosted stable door to side elevation.

First Floor

Landing

11'7 x 9'0 (3.53m x 2.74m)

Loft access, wood effect laminate flooring, doors leading to four bedrooms, bathroom, shower room and storage cupboard.

Bedroom One

14'10 x 10'8 (4.52m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

10'10 x 8'0 (3.30m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'7 x 8'1 (3.23m x 2.46m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Four

8'11 x 7'5 (2.72m x 2.26m)

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

Bathroom

8'9 x 6'10 (2.67m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner bath with jets and mixer tap, bidet, tiled elevations and tiled effect flooring.

Shower Room

5'11 x 4'9 (1.80m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, tiled elevations, fitted storage and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Laid to lawn garden and paved driveway.

















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